

Annual Meeting

Board members present: Sam Packer, Wes Cox, Beatrix Takenaka, Rachel Ziegler, Dave Wilson, Al Brooks, Chris Bing, Nancy Thompson

1. The meeting was called to order at 7:35pm.
2. The June 2017 Annual Meeting Minutes were approved with edits.

Old Business:

3. Trail Repairs: Sam distributed a copy of the Trails Map (attached) and explained that the portion of the trail parallel to Cervantes Lane (extending from Fishermans to Maritime Lane and including 3 connecting paths) will be repaired this summer. Water drainage issues and removal of storm damaged trees will also be addressed.
4. Lake Cervantes: The pooling water at the intersection of Maritime Lane and Cervantes Lane has been successfully redirected by VDOT after weeks of road resurfacing, and sidewalk and curb improvements. Rachel took the lead on contacting VDOT to request this much-needed repair.
5. Monument Hose Bibs: The water pipes at the three HOA entrances will be repaired this year. One is okay; the other 2 will be worked on this summer. New plants were also installed at the Modisto Lane entrance.
6. Milky Spore: Last year the HOA invested in Milky Spore treatment for 256 homeowners who requested it in the community. The treatment is a live bacterium, safe for animals, applied to the grassy areas on a property to deter grubs. The treatment should be affective for 13 years.
7. Audit: Sam discussed the review of the community's financial records for the three prior years. He reported that the findings were positive and that the HOA is in good financial standing.
8. Property Maintenance: Sam reminded homeowners that there should be no dumping of yard waste in the common wooded areas. An excess amount of yard waste creates problems for living plants and is a fire hazard.
9. Tree (Storm) Actions: The Board discussed the damage to the HOA from the March storms which resulted in fallen trees, damage to multiple properties and extended power outages. Some 58 homes in the community were without power for multiple days beyond their neighbors because of errors and inefficiencies by Dominion Power. Rachel wrote a letter to Supervisor Herrity summarizing the difficulties experienced by our community. Chris reported on the tree cleanup for the HOA. Multiple emails were received in the first few days after the storm. Chris prioritized trees which were damaging property and contacted multiple tree removal companies for bids. Tree removal companies were swamped with calls and ongoing storms further delayed the cleanup process. As a volunteer board we truly appreciate the community's patience and help in dealing with storm cleanup issues.
10. Elections: Two members retired from the LFCA board (Chris and Beatrix); while Dave Wilson sought to continue his dedicated service as a board member. Two community members submitted their names for consideration: Stephane Bock and Susan Hufsmith. By unanimous vote Dave, Stephane and Susan were elected to new 3-year terms.

11. Treasurers Report: Wes reported that of the 279 lots, there are only 7 delinquent dues payments outstanding (of which 3 are multi-year delinquencies). The HOA presently has \$104,798.52 in our accounts. Trail repairs and tree expenditures are budgeted to run higher this year than last. The HOA expects to spend \$20,000-\$30,000 for trail repairs which will lower reserves. This spring the Board approved the reserves study conducted by Wes, pursuant to Virginia Code. The study showed that we were not funding trail repairs fast enough and had a surplus of funds set aside for milky spore treatment. Accordingly, the Board approved changes to the apportionment of funds in these two Reserves categories. Specifically, the Trails Maintenance reserve balance was increased by \$10,000 and the Milky Spore balance was decreased by \$10,000. The annual set aside for Trails Maintenance was increased to \$7,300 and the Milky Spore set aside was decreased to \$800. Overall, the HOA is in good financial standing.
12. ARC: Al Brooks reported that any changes to the exterior of a house should always be reviewed by the ARC under our existing Bylaws. If there is no change to the elevation or profile of your home you likely will not need ARC approval. For example, driveway changes typically do not require ARC review unless drainage issues are encountered. Also roofing and shingle repairs of a similar design as those currently on a house typically are okay. Under existing Bylaws, sheds are not permitted as a separate structure. The ARC will consider requests for sheds attached to the house or garage, or a homeowner may choose to install storage under a deck.
13. Entrance Signs: Bea reported that LFCA resident Sally Tomlin will update the entrance signs going forward. We replaced the existing Plexiglas on the signs last year.
14. Community Liaison: Rachel has undertaken various outreach efforts to VDOT and other county offices this year on behalf of the HOA to gather information on county planning projects and report community concerns.
15. LFCA Website: Nancy reminded homeowners to visit the HOA website at <http://www.lakeforestcommunity.org/>. The website houses all community documents for the HOA, and there is a submission link for questions or comments to the Board, or to request a resale package. This is the only official website for the HOA and is maintained by homeowner, Gerhard Treiber.

New Business/Questions:

- A resident asked about the status of the proposed sidewalk extension from the firehouse to Seabrook Lane. Rachel responded that the County has approved this project for VDOT but has not yet funded it.

Meeting adjourned at 8:25 pm.