

Annual Meeting

Board members present: Sam Packer, Wes Cox, Al Brooks, Dave Wilson, Betsy Lauer, Susan Hufsmith, Stephanie Bock, Nancy Thompson

1. The meeting was called to order via Zoom at 7:32pm.
1. President's Introductions: Sam Packer, President, welcomed homeowners to the online Annual Meeting and introduced members of the Board. Board members serve 3-year terms and officers are elected by the Board annually. The 3 members whose terms expired in June 2020 (Sam Packer, Wes Cox, and Nancy Thompson) agreed to continue service on the Board for 3 more years. If any homeowner is interested in joining the Board in 2021, please contact us.
1. Minutes: The June 2019 Annual Meeting Minutes were approved (with no post-meeting edits). Nancy Thompson, Secretary, reminded homeowners that all HOA documents are located on our website at: <http://www.lakeforestcommunity.org>. Governing documents are located under the Homeowners tab, and Board meeting minutes are accessible by date under the Archive tab.
2. Treasurers Report: Wes Cox reported that, despite the unusual year, the HOA was operating normally within its 2020 budget. Tree expenses will run a little over budget this year. Our 2020 insurance costs are slightly less than the prior year. In 2020 the HOA also performed trails maintenance totaling \$23,150. By using reserves to pay this expense, the HOA did not need to increase dues in 2020. There is also a new annual zoom fee. Currently there are 7 delinquent dues payments outstanding. Four of those 7 were also delinquent in 2019. Overall, the HOA is in good financial standing.
3. Architectural Review Committee: Al Brooks, ARC chair, reported that all requests for exterior change need to be submitted to the Architectural Review Committee. Every year the largest issue for review is fencing. There are numerous lots out of compliance with our guidelines for fence height (currently 4 ½ feet). Fence height has been waived, in the past, for lots that back up to the Parkway and to the Huntsman Lane shopping center. Restrictions on fence height are contained in our HOA Covenant. Issues of non-compliance can arise at the sale of a home. Free-standing storage sheds also have been an issue. The HOA permits storage under the deck or attached to the side or rear of a home. Decks, too, need ARC review. However, if they are the same profile, a replacement deck would be approved. Paint changes to the exterior require an ARC submission. Repainting the same color, or a colonial color, is acceptable. Roof changes and siding require ARC approval, although standard materials are typically approved.
4. Trees/Grounds Maintenance: Dave Wilson stated that the HOA spent \$23,150 in 2020 to replace four portions of the trails. The HOA plans to repair additional portions of the trails in future years. Premium Landscaping maintains the grounds in the HOA common areas. If you see a portion of the common area that needs maintenance, please inform us. In addition, the HOA has had quite a few trees come down this year. We have spent over \$8,000 in tree removal in the common areas, thus far, in 2020.
5. Parkway Projects: Sam Packer, President, discussed the current status of the 20-year plan by Fairfax County's Department of Transportation for widening the Fairfax County Parkway. It is our understanding that actual construction on our portion of the parkway may be 20 years away. DOT has not even started work on the initial phase near Popes Head Road. Susan Hufsmith, Vice President, listened to a virtual Fairfax County Planning Board and VDOT meeting recently. The Planning Board said there are no plans for HOV on the Parkway. There is no lane expansion

proposed in our part of the Parkway. They do want to extend some of the walking trails along the parkway. The Planning Board will take their proposal to the Board of Supervisors in the winter for a vote. These proposed changes are all contingent on funding approvals.

New Business/Questions:

- Insurance: Wes Cox explained that the HOA currently pays \$1,754 annually for Insurance. This coverage provides protection to the Association and the Board and homeowners with respect to liability as an HOA member. It does not provide homeowner protection to any liability arising out of ownership, maintenance, use, or repair of real property the owner has title to.
- EZ Pass: Dave Wilson explained that VDOT has been turning off EZ Pass transponders due to non-use. Check your account. EZ Pass will send you notification in advance.
- Trash Collection: The HOA no longer has a neighborhood discount rate with AAA/Republic. The company phased out the discount several years ago. Recently, Republic has curtailed its trash collection days from two to one day but has not reduced its fees. Leaf collection is often delayed, as well. Homeowners can contact other companies, such as American and Patriot, for rates. The HOA in prior years investigated getting a discount from other companies, including Patriot. We learned that discounts are tied to the requirement that the HOA collect payments, which is not a service we could undertake. When your company misses a pickup, call them and ask them to reschedule or credit you for missed service.

Meeting adjourned at 8:32 pm.