

Annual Meeting

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

1. The meeting was called to order at 7:30pm via zoom.
2. The June 2021 Annual Meeting Minutes were approved (no edits received).
3. Treasurers Report: Wes submitted a financial statement (attached) and reported that tree expenses for 2022 are running a bit above the budget estimate due to many recent storms. The HOA has added an expanded budget line for Community Activities to enable more community events this year. Our income is running close to budget, with only 12 delinquent dues payments outstanding for our 279 homes. Two of the longest outstanding delinquencies were paid in full this year. The HOA presently has \$118,845.70 in our accounts. This amount includes Reserves (for nonrecurring expenses) that it uses for long term projects like Trail Maintenance and Repainting Curb House Numbers. Overall, the HOA is in good financial standing. In response to questions, Wes explained that the Board had decided that curb house numbers did not need repainting this year. Also, he clarified that the expenses budgeted for an audit, which is generally undertaken every few years and done by a non-board member, if unused, those funds transfer to undesignated funds.
4. Elections: Sam explained that three Board members whose terms expired in 2022 have retired from the LFCA board (Betsy, Ken and Al). Susan Hufsmith,,who has one year remaining in her term has moved out of the area. Accordingly, three full term (3-year) board slots and one 1-year slot are open. Three community members volunteered for the board: Sarah O'Rourke, Matt Rhoades, and Sharaon Karamarkovich. All 3 were elected by unanimous vote to join the board for 3-year terms ending June 2025. We hope one more HOA resident will volunteer to serve the 1-year term.

General Business: Sam reviewed a series of slides (attached) showing the Highlights of the LFCA Board over the years.

5. Architectural Review Committee: Al reminded the community that homeowners need to get the approval of the ARC for any exterior change to their property. Such requests should be submitted a minimum 30 days in advance using the ARC application available on the HOA website at <http://www.lakeforestcommunity.org/>. The ARC Guidelines, which are also posted on our site, explain what types of changes require approval. For example, if you are simply replacing an element such as shutters, in the same color, no approval is required. Landscaping and hard scape around a property can also require approval. An appeals process exists if a homeowner request is denied. We hope to create a fill-able PDF version of the application form in the future. You can drop hard copies in the LFCA mailbox on Ocativa. If a homeowner makes an exterior change without prior approval, we have no authority to levy fines. However, at the time of sale the non-compliant structure will be noted in the Disclosure packet provided to the buyer by the HOA. Then, per Susan Hufsmith, it is up to the buyer and seller to negotiate the issue. The HOA may also initiate litigation based on the non-compliant action. In response to questions Al recalled that Disclosure packets were withheld 2 times in the past and a remedy negotiated with the LFCA. In one case the HOA litigated the change to the exterior of the house that was covered in a stucco material without ARC approval. Dave explained that the Board's only option is to amend our covenants to change an outdated requirement or add fines to boost enforcement. However, any change to our covenants requires approval by 75% of the homeowners, which is a very high threshold. Questions were also raised regarding whether a house recently painted a deep blue color had approval, and whether the paint color met our HOA guidelines. There is a pending complaint on

the issue currently before the board. Al didn't address the complaint directly but responded that he understood the HOA had approved colors in a colonial palette, based on the original colors used by the builder.

6. Community Activities Calendar: Stephanie discussed the community events planned for the year (as shown in the attached slides). We hope the expanded list of events will be a fun for all families and encourage more community engagement. In April, the Board hosted Earth Day events including trail cleanup, ivy management and craft activities for kids. On June 12 the HOA will sponsor 2 Kona Shave Ice trucks stationed at two locations in our community to celebrate the end of school. Our next event will be the Oktoberfest Community Picnic on September 17th. A Halloween Parade will be held again this year on October 31, and a Holiday Lights contest will be sponsored in December. Please see the LFCA website for more information. And please volunteer to help at future events.
7. Website Upgrades: Stephanie also reported that the Board approved expenditures for extra security and other upgrades to our website. As part of these upgrades, the Board needs to have current emails from all homeowners so we can adequately keep the community informed about events. Our webmaster, Gerhard Trieber, will be updating the LFCA site this summer.

New Business Items/Questions:

8. Bamboo: Sam reported that Fairfax County has added rules regarding invasive species such as bamboo. Under its current rules (effective January 2023) bamboo must not encroach on neighboring properties or the homeowner will be subject to fines.
9. English Ivy: Invasive English ivy is also a problem in the County and in our neighborhood. The Board has published information on how to remediate ivy overgrowth in our newsletter.
10. HOA Common Property: In response to a question about maintenance Dave explained that our common areas are maintained under a service contract by Premium Lawn Care. If common areas are not being maintained, please let the Board know.
11. No Dumping: Fairfax County laws do not permit dumping of yard waste on another property. It is illegal to dump waste on HOA common areas. Please advise all lawn maintenance companies about this restriction. The HOA does not routinely remove dead limbs from common areas due to the cost. Accordingly, it's important that homeowners remove yard waste in the appropriate manner, either through composting or weekly trash collection. Please help us keep our trails and common areas looking good.

Meeting adjourned at 8:45 pm.

*Annual Meeting minutes from 2022 need to be approved by the LFCA membership at the 2023 meeting.