

LFCA Board meeting minutes – April 14, 2022

Board members present: Sam Packer, Wes Cox, Susan Hufsmith, Betsy Lauer, Nancy Thompson

1. The meeting was called to order at 7:30pm via Zoom.
2. The March 2022 Board Minutes were approved.
3. **Treasurer Report:** Wes reported that all recurring bills were paid. Today he received a new \$1,600.00 bill for tree expenses, which increases expenses for this line item to 50% of the annual budget for 2022. Thus far, there are 34 homeowners dues outstanding, including 7 with prior year payments outstanding. There is a 30-day grace period beyond the April 1st due date before late fees are applied to unpaid dues.
4. **Earth Day:** Stephanie sent in a report updating the status of the event to be held on April 23, 2022. At this time 3 Board members (Sam, Susan, and Betsy) have volunteered to lead the clean up of trails, culverts and ivy. Betsy will hand out pamphlets for the ivy identification and remediation effort. Sam will bring the HOA chainsaw and help Susan with clearing the common areas around the trails. Stephanie will lead the children's activities. We need to announce a starting point for each group. Sign-up for the event is limited. Next year it may be useful to involve scout troops in advance of this event. Two more volunteer emails will be sent.
5. **Website/Communications Upgrades:** Stephanie reported that several of the website updates had begun. Sam indicated that as more security is added to the website it would be useful to have different levels of access. That would allow the Board to have private document storage.
6. **Reserves Proposals:** Wes led the Board through an evaluation of the need to use accumulated reserves for Curb Painting and/or Trails Maintenance in 2022. The Board determined that most curb numbers appear in good condition at this time, with no maintenance needed. Also, the largest trail sections have been repaired in recent years, so there is no immediate need for further trail maintenance in 2022.
7. **Bamboo:** Sam inquired whether a recent Fairfax County regulation concerning levying fines on the spread of bamboo to adjoining property would impact the HOA. This regulation goes into effect on January 1, 2023. According to a memo from the HOA's attorney, Eric Fox, HOAs likely need to manage (and prevent) the spread of any bamboo on Association property to other properties as of this date.
8. **ARC:** The Board discussed an email inquiry from a homeowner regarding the construction of a fence on a neighbor's property in a pipestem along Cervantes Lane. Betsy will draft a letter in response explaining that the fence does not comply with the LFCA covenants. The homeowner who built the fence will be asked to remove an old swing from the common area.

Meeting adjourned at 8:10 pm.