

FAIRFAX CLUB ESTATES HOA  
MONTHLY MINUTES  
February 22, 2017, 7:30 – 9:30 p.m.  
Bonnie Brae Elementary School Choir Room

I. Call to Order

II. Verification of Quorum

Attendees: Chris Jewett (President), Bernard Lessard (ARB), Dave Hardin (Treasurer), John Korb (Webmaster), Angela Brown (Secretary)

Board Members not in attendance:

Dave McGraw (Member at Large), Marshall Chapman (Common Grounds), Mike Krzykowski (Tennis), Paul Trkula (Vice President)

Quorum present

III. Opening topics of discussion

- Following an inquiry from a homeowner, the lights at the pool and tennis court have been turned back on. They had previously been turned off to reduce costs during the winter months.
- Because there is no formal record of key holders for the pool house, it will be re-keyed when it reopens for the summer.
- There was a long discussion regarding road conditions in the neighborhood and it was reiterated that the best recourse is to contact the Virginia Department of Transportation (VDOT).

IV. Old Business

- Past Due Accounts
  - i. After discussion with the HOA's attorney, it was discovered that there were debts that had been discharged without the homeowners' accounts being re-set. The board is currently working with the association's management company and attorney to prevent a recurrence of these problems in the future.
  - ii. Following discussions with the HOA's attorney, it was determined that these debts are not outside the applicable statute of limitations. The President is taking the action to contact the homeowners directly and negotiate an equitable payment solution.
  - iii. A suggestion was made to add a line to the architectural review paperwork for the HOA Treasurer to countersign/confirm the absence of bad debts on a home during the sale process.
- Pool update from the President
  - i. Moving a "pool barrier" (our exterior pool fence) requires permits from Fairfax County

- ii. For county zoning and permitting purposes we are a “commercial pool,” not a residential pool
- iii. We were advised to:
  1. Ensure that the Health Department had no issue with water flow/mechanical operation of pool. All documents were provided to the health department on February 22<sup>nd</sup>.
  2. Provide copies of the plans for the fence relocation
- iv. The Board will review the potential cost of foot showers for pool visitors to rinse their feet between the grass and pool deck.
- v. The fence relocation and new community entrance sign may come in under budget projections. As a result, the President suggested additional aesthetic changes to the pool house due to lack of storage and the cramped location for lifeguard operations. Cabinets for supplies storage, refrigerators for food storage and ceiling fans near the entry were suggested for a cost of approximately \$3,000.
- vi. It was also discussed that pool furniture will need to be accounted for during the next budgeting process.

V. New Business

- The creek area behind the tennis court is eroding the land. It is recommended that we contact the county to discuss an erosion control plan to avoid causing disruption for homeowners.
- It was noted that erosion control work was performed by the county behind the pool last summer, so there is a precedent to the county taking additional action.

VI. Next Board Meeting: Annual Meeting, Wednesday, March 22, 2017, at 7:30 p.m. at the Bonnie Brae Elementary School Cafeteria.

- All homeowners and associate/summer members welcome