

FAIRFAX CLUB ESTATES HOA
MEETING MINUTES
June 13, 2017, 7:40 – 9:18 p.m.
Fairfax Club Estates Pool

I. Call to Order

II. Verification of Quorum

Attendees: Chris Jewett (President), Angela Brown (Vice President), John Korb (Webmaster), Tim Stacy (ARB), Dave McGraw (Common Grounds)

Board Members not in attendance: Paul Trkula, Dave Hardin, Maria Little (Treasurer)

III. Old Business

Pool Updates

- Fence expansion, flooring and cabinets have been completed (capital projects)
- Grills were refurbished with new covers, grates, flavor bars, etc.; will now be able to get another 4-5 years out of them

Upcoming pool house/area maintenance requirements

Approximately \$1,015 is needed for electrical work for refrigerator outlets and ceiling fans. The lights around pool deck are not drawing power; only one light currently works. It was proposed that we re-feed the lights that are not working, add photo cells and install LEDs (cost: \$2175).

Plumbing update – when the pool house bathrooms were done, the toilets were not set correctly. Additionally, the men's bathroom toilet has a valve issue. We are waiting for a quote to change the pool nozzles to quarter turn, fix shower heads and review valves.

We are also waiting to find out whether the health department will require the HOA to install foot showers – there is a discrepancy between what we are being told by Crystal Aquatics and what we were told during county review of the pool fence expansion. If required, we will tie into existing water lines to mitigate costs.

Additional miscellaneous items:

- Pump room needs all new HVAC
- Platform will be built near kiddie pool to build a shed (cost: \$400-500)
- Shed itself is \$1000
- \$500 cost to enclose west pavilion (near kiddie pool) to keep birds out; other previous tactics have not been successful

- New umbrellas are needed (5-6) at a cost of approx. \$250 each
- Broken chaise lounges and chairs will be re-strapped/refurbished at the end of the season

Adult Party

John Korb has reached out to a few people; there is a lot of interest in attending but little in organizing. There are still a number of questions regarding the format for a party. Chris Jewett will create a social budget and allocate funds for the party. Realtor, homeowner and past Board member Kelly Lucero has offered to sponsor a summer party for \$600.

Creek Erosion and Tennis court report

There were no major updates. The President proposed a semi-annual meeting at Bonnie Brae to discuss creek erosion. Kipcon was contacted regarding a reserve study – we would want structural engineers to look at creek and the impact it will have on the pool. It was requested that they pay close attention to runoff and drainage issues undermining the tennis court. Past reserve studies have been done in the fall and winter when pool is not in operation – we are requesting heavy scrutiny on the pool this time around.

Trash removal near basketball court

Dave McGraw will contact CSI, which currently does trash removal for the pool seasonally to secure a quote. If it is below \$500, we will move forward.

V. New business

Financials

We need to continue to work on past due accounts but we have momentum on some. The HOA will send letters to everyone who is past due by one year or longer by no later than July 30, giving them until the end of September before introducing liens on properties.

As of June 13, we're at 75 summer members which is 18 above budget for the pool; 29 are brand new members. The summer membership ceiling is 90, and it is very possible that we will hit that number this year.

Wifi

Quotes for wifi at the pool have been presented by Cox and Verizon. The FCE pool is currently the only pool in the Burke/Springfield/Greater Fairfax area without wifi, and it would be a tremendous benefit to pool members. Once implemented, the password would be changed monthly to mitigate abuse. The router also would be turned off at night and back on in the morning. A vote was taken and approved. The President will move forward with choosing a vendor and getting the wifi installed.

New website

Needs: extra insurance policy for cyber coverage (quoted \$780 in the fall). We want to eliminate all of the manual efforts required just to open the pool (registrations, etc.) and create a more user-friendly hub for information for homeowners and pool members. Angela Brown will reach out to colleagues for quotes after gathering requirements from the President and Webmaster. Preliminary requirements discussed were secure cloud storage, fillable forms, workflow and calendar functionality. A line item will need to be added to the HOA budget with a goal to have the new site up and running in advance of the 2018 pool season.

ARB Report

There was a discussion regarding a homeowner who built a deck and fence without ARB review and approval. An investigation was conducted after a homeowner complaint due to the impact of the fence on neighbors and its violation of HOA regulations for exterior fencing. The homeowner with the fence in question has until September to correct the issue.