



BKHOA Board Meeting

March 10th, 2020 7:00pm

WT Woodson High School, 9525 Main Street, Fairfax, VA 22031

Room E204

Meeting Call to Order: The meeting was called to order at 7:00pm by President D. Herrington. Members present were Vice President F. McGann, Member B. Knapp and Secretary J. Meyer.

Reading & Approval of Minutes: D Herrington asked if there were any additions or corrections to the November 13th BKC HOA Board. Hearing none, motion was made for approval by F. McGann, seconded by J. Meyer and approved unanimously. D. Herrington noted that a draft copy of the annual minutes of the Sep 2019 meeting are posted to the HOA website.

I. Report of Board of Directors:

- **New Business:** The following motions were presented to the Board: D. Herrington briefly discussed our adjacent southern property, currently the Metro Church, being developed by EYA. Original concept called for 62 units with a number of home backing up to the BKC property line. Modifications currently call for 50 units with the former plans modified to move the adjacent units to the southern side of their property. EYA planners have agreed to a wrought iron fence separating our properties and other enhancements favorable to BKC. Construction is forecast to begin in early-mid 2021. At end of discussion, motion was made by D. Herrington to transmit an endorsement letter from BKC HOA Board to the City of Fairfax supporting EYA's development effort. B Knapp seconded and motion was approved unanimously.
- Motion made by D. Herrington to schedule the next HOA Board meeting from June 9th to June 7th with location at the BKC fountain. The meeting will commence at 3:00PM with a community picnic following at 4:00PM. Details for the picnic are forthcoming. B. Knapp seconded and motion approved unanimously.

Motion made by D. Herrington to institute a \$25/mo. service charge assessment on delinquent HOA accounts. B. Knapp seconded and motion was approved with J. Meyer dissenting. One resident recommended checking the legality of imposing this service charge. It was noted this charge will not become effective until implementation mechanics are settled.

II. Committee reports:

A. Covenants: Chair A. Patenaude provided the following report: As reported last meeting, the 7 residents notified with continuing or serious violations of the design standards based upon last Fall's community walk-around inspection, 5 have taken satisfactory corrective action with one pledging to commence correction this Spring. This is a very good outcome. The next walk-around check is scheduled for May. Attention was called to number of non-functioning out



garage lights. Covenants is also addressing issue of outside/deck lattice with possible revision of standards. Unauthorized usage of the visitor's parking spaces has abated and now is not a constant issue.

B. Facilities: Board VP F. McGann reports:

BK Underground Power Cables: The developer of our community didn't use conduit to protect the underground electrical cables in BK. We are living with the consequences of that decision --- electrical failures in common areas.

Fountain Area Electrical Issue: Power to the common area lights and the fountain has been lost. The problem is with the underground cabling. Problem has been difficult to locate. Electrical contractor believes he has located a broken power cable and will be repairing it on March 18th.

Exit Gate Power Failure: In mid-December, the main control board for the exit gate was replaced. Gate operated normally until mid-February. Contractor believes we have corrosion in the underground power line running from the BK Wall to the exit gate. Meeting is set for March 17th with the contractor to discuss solution.

Entrance Area Pavers Improvement: We're exploring possible solutions to improve the look of the pavers in our entrance area.

BK Metal Fence Painting: In Q2, we are planning to complete Phase 2 of the project to prep and paint the metal fence that surrounds the BK property.

Sealcoat Asphalt Roadway: In September or October we will likely be applying a sealcoat to our roadway. It's highly recommended to maximize the life of the road.

C. Finance: President Herrington reports: There is no Finance Committee representative attending. D. Herrington appealed for interested/willing volunteers to form this important functional committee. It was also noted the Board's general dissatisfaction w Gates Hudson's level of service under our management agreement. D. Herrington stated our effort to replace Gates Hudson at the end of contract later this year. It was announced that this year because sufficient interest made on reserve fund investments, the HOA has a federal tax liability.

D. Grounds: Chair M. Meyer reports the following for the Grounds Committee: Mulching will commence this week or next. CLS is aware of having missed trimming some of the greenery and is coordinating to correct this.

E. Social: Chair C. Prattes reported on the forthcoming attempt to create a model for happy hours to be called "Watering Hole". A flag or guidon will be created and the residence who agrees to host will display the flag in their front yards. Participating residents will provide their own beverages and converge on the selected residence with a dish to share. This should promote community social. The first attempt at this effort is scheduled for March 27th at the Burrell home. Further, the scheduled HOA Board meeting of June 7th at 3:00PM to be held at the Herrington home will be followed by a community picnic at 4:00PM. Details to follow. Chair Prattes also detailed ongoing plans for the May 2nd community lawn sale which will be held



from 8:00Am until 4:00PM. Thus far 11 BKC residents have expressed participation. She asked for further volunteers to assist with traffic control.

III. Citizen Time: There was a request for a reminder to the community when the Quarterly Assessment is approaching. Second Quarter HOA Assessments are due no later than April 1, 2020. Bonnie Burrell volunteered to transmit a community e-mail w payment due date. If there are any questions, you can reach Gates Hudson at www.gateshudson.com or 703-876-9590. It was noted that residents have the option of paying quarterly with the coupon or by direct deposit / direct pay through your bank. B. Knapp lauded the community's quarterly newspaper and especially the efforts of Angela Bedard in its production. The quarterly newsletter will continue, and articles were solicited for future publishing.

VI. Adjournment: There being no further business, F. McGann moved to adjourn with the motion be seconded by J. Meyer, the meeting was adjourned at approximately 8:00 pm.

Respectfully submitted,

Jim Meyer/HOA Board Secretary