



Quarterly BKHOA Board Meeting

Friday, June 14, 2019

3467 Barrister's Keepe Circle, Fairfax, VA 22031

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

Approval of Minutes: A motion was made by D. Herrington to approve the minutes of March HOA meeting. Motion seconded and approved unanimously.

Continuing Business

Golf course stormwater retention modification: President Herrington reported completion of necessary repairs to storm water/drainage system.

New Business

1. Street, sidewalks and curbs; resurfacing/replacement: The facilities committee conducted a rigorous and thorough evaluation of multiple contractors. The committee selected Dominion Paving as the best to resurface our streets and replace damaged sections of sidewalks and curbs.

A motion was made by VP McGann that the Board endorse the proposed contract from Dominion Paving and Sealing to mill and repave our Barrister's Keepe street and repair sidewalks, curbs, and gutters. The expenditure will not exceed \$52,000 and will be drawn from HOA reserves. Motion approved unanimously.

2. Entrance and Exit Gates control loop replacement

A motion was made by VP McGann that the Board endorse the proposed contract from AutoGate Electric to remove five existing loops and loop detectors and reinstall five new loops and loop detectors after the milling of our Barrister's Keepe street. The expenditure will not exceed \$4,500 and will be drawn from HOA reserves. Motion approved unanimously.

3. Central Common Area (Fountain) stormwater remediation

A motion was made by VP McGann that the Board approve a contract not to exceed \$17,000 to improve water runoff in the fountain common area. The Board will collaborate with the Facilities Committee to identify a vendor for this work, and the improvements will be executed before the Barrister's Keepe street is milled and repaved. The expenditure will be drawn from the HOA reserves. Motion approved unanimously.

4. Central Stormwater Main modification.

A motion was made by VP McGann that the Board endorse the proposed contract from Enviro-Stormwater Management to install a new drain in the alley between the houses numbered 3465

and 3453/3451. The expenditure will not exceed \$1500 and will be drawn from the line item called building rep & maint in our current 2019 budget. Motion approved unanimously.

5. September 10, 2019, next Board of Directors Meeting. Location TBD.

Committee Reports

1. **Covenants:** Chair A. Patenaude reported the impending walk-around inspection emphasizing correction of past deviancies will occur within the next 60 days. Prior to the inspection, a self-evaluation form will be sent to all so that each resident can conduct their own assessment using the updated Community Reference document. She also announced rescission of BKC tree removal policy because Fairfax City's tree removal process has changed. This change requires that any tree removal to be approved by the city. She also discussed the ongoing committee review of previously submitted Architectural Change Forms. It was noted that once ACFs are approved, the resident has six months to complete the work. Covenants Committee is required to certify compliance and completion. She also reminded the neighbors refuse-recycle/garbage containers should not be placed on the curb before 5:00 pm the evening before collection day.

2. **Facilities:** F. McGann discussed forthcoming community road repaving and the necessary work to be completed prior initiation. When the schedule has been finalized, residents will be given sufficient notice relative to street closures. He explained the need to address the water run-off from the fountain area prior to the milling/re-paving. The milling/re-paving should take two days and will require residents to not use the road for that period. Efforts are underway to allow parking for the closed period in the adjacent Metro church parking area. G. Prattes explained that during the two-day repaving project, there will be no mail delivery. (Post Office decision) Residents can pick up their mail at the Post Office after 11:30 or it will automatically be delivered to all residents when the work on the road is completed.

3. **Grounds:** Vice-chair Andreson discussed continued efforts with CLS to improve responsiveness. The removal of a dead tree near the back gate/exit area highlights the need to improve that area's landscaping.

4. **Social:** Chair Prattes reported on great success of Cinco de Mayo social event & consideration of establishing this event as a routine annual happening.

5. **Treasurer:** Treasurer Fox reports a smooth transition to our new management company, Gates Hudson. He notes BKC contractual bills are being paid on time and is satisfied with communication.

Citizen Time: Discussion started with revisiting the possibility of allowing windows in garage door. A few years ago the community considered revision of design standards to permit windows in the top panel of the garage doors but ultimately rejected the proposal despite the community having been surveyed with approximately 70% of the residents favoring a window option. This evening's straw poll of the 16 homes represented at this meeting indicated the vast majority again favoring allowing the windows. President Herington requested Covenant Chair to survey the entire community to solicit their opinion.

Discussion returned to improving the appearance of the exit gate area and the need to remove 2 spruce trees to be replaced with a better landscape scene. It was suggested that perhaps we could file an application for the City's Beautification Award to defray part of the cost. Brief discussion was conducted on the recent proposal to build 60-65 townhomes on the adjacent 3.2

acre property currently occupied by the Metro Church. Inquiry was made on the possibility of privately contracting with Dominion Paving to do some individual driveway work at the homeowners expense.

Adjournment: There being no further business, A. Fox moved to adjourn with the motion be seconded by J. Meyer, the meeting was adjourned at approximately 8:25 pm.

Respectfully submitted,

Jim Meyer
HOA Board Secretary