

Approved Minutes  
Board Meeting  
Enclave Fair Lakes Homeowners Association  
6:00 June 21, 2023 Via Zoom

Attendees:  
Enclave HOA Representatives:  
Stuart Prince, Class B, Appointed Director & President  
Todd Langford, Class B Appointed Director & Secretary/Treasurer  
Andrew Spencer, Class B Appointed Director & Vice President

Manager:  
Meera Genebroso, Portfolio Manager, Gates Hudson Management Company

Julie Krachman, Adiscov

Homeowners:  
Steven Hill  
Jason Siegel  
Debbie and Keith  
Melaku Yosef  
Zhenqian Huang  
Naly Ngan  
Jad Reyes  
Daniel Olewine

The Board Meeting of the Enclave Fair Lakes Homeowners Association was called to order at 6:03

- A. Welcome – Stuart Prince welcomed everyone and introduced the Board of Directors explaining that the Board currently is a Declarant Board.
- B. Roll Call & Verification of Quorum – A majority of the Members were in attendance as required by the By-Laws
- C. Proof of Notice/Waiver of Notice – Notice went out on June 1, 2023 as required by the documents
- D. Review and Approval of April 5, 2022 minutes – Stuart moved to approve the minutes as revised. Todd seconded. The Minutes were approved as revised.
- E. Developer Update – The first Enclave homeowners moved in last June. Sales are picking up. 65 lots to date have been sold with 39 homeowner settlements out of 197. Homeowners should increase over the summer. Todd reported that we have just finished the firepit and are working on other amenities and the other amenities will come on as the development is completed.
- F. Community Website – Stuart mentioned that there is a website and Meera will be emailing the site out to the residents.
- G. Resolutions:
  - a. Virtual Annual Meeting & Electronic Resolution – Stuart moved to approve the Resolution. Todd seconded. Motion carried. The Resolution is attached to these Minutes.

- b. Virtual Board & Committee Resolution – Stuart moved to approve the Resolution. Todd seconded. Motion carried. The Resolution is attached to these Minutes.
    - c. Collection Resolution – Stuart moved to approve the Resolution. Andrew Spencer seconded. The Resolution is attached to these Minutes.
  - H. Open Forum – each resident will be recognized and will be given two minutes to speak if desired.
    - a. Steven Hill – hoping for pickleball court and speed bumps
    - b. Debbie & Keith – landscaping issues – signs that say residents only for the amenities, will the property be mulched
    - c. Jason Siegel and Rebecca Park – focusing on exterior home services like gutter cleaning etc.
    - d. Zhenqian Huang – question about trash pickup – does not like once a week pickup
    - e. Jad Reyes – lighting installation – what kind of light – also has a question about a storm drain
  - I. Management/Board Response to Open Forum
    - a. Cannot put speed bumps on Fair Lakes Court since it is a Fairfax County Road.
    - b. We can consider pickleball and will look at this.
    - c. Right now if the dead plant is on a lot Integrity Homes warrants it. Peterson will address landscaping during the budget process. Homeowners should take a photo of the dead plant and send a photo along with the location to Meera and she will figure out which entity is responsible.
    - d. Economies of scale – gutter cleaning etc. Meera suggested that homeowners connect with other homeowners right now on this and Stuart Prince said that the Board will also give some thought to this.
    - e. Trash pickup – Stuart Prince reported that Fairfax County dictated the trash pickup reduction to once a week and American Disposal is having a labor shortage. We have a three year contract. Meera reminded everyone of the trash and recycling rules. She will begin fining consistent violators.
    - f. Todd addressed lighting – residents should see the lights coming on in the next 30 days. Todd added that the rocks in front of the storm drain are part of the erosion control.
  - J. Next meeting – the next meeting will be scheduled before the end of the year when the budget will be approved.
  - K. Adjournment – there being no further business to discuss the meeting was adjourned at 6:35.