

**Dranesville Estates  
Board Meeting  
January 20, 2026 at 7:00pm Via Zoom**

**Call to Order** 7:14pm

**Attendees**

Bill Bisbee  
Susan Garza  
Vic Simonis  
Lisa Cornaire- Spectrum Property Management

**Minutes**

The board reviewed the minutes from the October 29, 2025 and December 10, 2025 meetings. Lisa will post to Dranesville Estate HOA website - 3 Yes/0 Nay

**Homeowner Open Forum**

No homeowners in attendance

**ARB Report**

1319 Cassia Street- Siding, gutters, shutters and front door replacement approved.

1319 Cassia Street- deck replacement approved.

**New Business**

Brian Myer joined the meeting.

1. Analysis of trash costs and HOA budget – Vic and Brian reported on their working group analysis results. Discussion ensued and the Board discussed bids for new trash contracts 3 to 6 months before end of year.
2. Communication to the neighborhood about a Special Meeting – the Board discussed ballot options for proposing a new Maximum Annual Assessment to the neighborhood. The Board proposed a motion to state that the board agrees that a step increase needs to occur in the year 2027 and that a vote of the community is necessary to ratify. Board will proceed with planning to implement and setting the value for the 2027 Basis and Maximum Annual Assessment - 4 Yes/0 Nay

The Board discussed next steps for proceeding with a special meeting of members to propose the measure to the neighborhood. Lisa will update the February meeting notice on the website to reflect that the agenda for the February Board Meeting will include an action item to call a Special Meeting of the Members for the purpose of increasing the Basis and Maximum Annual Assessment by a vote of the Members. Lisa will draft proxies and the Notice of Special Meeting of Members.

3. County email regarding Unified Sanitary District - Vic filled out Fairfax County's survey and will circulate to members for modified responses. HOA members were encouraged to attend county meeting on February 6, 2026.

**Old Business**

The Board mentioned that they had previously discussed the planning for the proposed increase of the Basis and Maximum Annual Assessment to the members. No action was taken or required.

**Management Report**

Lisa has additional Schwab paperwork for the reserve account for Bill and Brian to execute and will coordinate circulating the updated documents for execution.

**Adjournment**

Motion to adjourn, unanimously approved at 9:16 PM