

**Dranesville Estates  
Board Meeting  
January 30, 2024 7 pm @ Herndon Library**

A. Call to order at 7:04 PM

a. Quorum: A quorum was present with the following directors in attendance: Mimi Kramer-Roberts, Susan Garza, Stephanie Lopez-Shirilla, Bill Bisbee, and Carvin DiGiovanni. ARB Committee Member Mary Anne Dooley attended. Lisa Cornaire from Spectrum Property Management attended. Homeowner Vic Simonis was also in attendance. The meeting was held at the Herndon Library.

B. Approval of September/October meeting minutes

a. 5 yes/0 nay: Approved after minor corrections. Lisa will post to the website.

C. Homeowner Open Forum (limit 10 min)

a. Vic Simonis spoke about the ARB's rejection of his application to replace his entry door with one of a different paint color than his shutters.

i. Requested an explanation for the rejection Mary Anne Dooley clarified that the application did not provide adequate images of the proposed changes and requested latitude for the homeowner to change his shutter color should he not like the new look of his door. Given that the ARB's guidelines generally require door and shutter color to match, the burden of proof is on the homeowner to show that requested waivers will add to the aesthetic appearance of the home and neighborhood at large. The application failed to meet this standard.

ii. Next steps

1. Vic to revise his application regarding colors and approaches.
2. ARB to walk by Vic's house to look at proposed door color (example is neighbor's door across the street) and color of home exterior to make a determination about aesthetics.

D. ARB Report

- a. 12313 Cliveden St – Front door replacement (discussed with homeowner)
- b. 1312 Cassia St – Deck and covered porch – approved
- c. An exterior change was noted at a property on Exbury street. Lisa will send a letter.

E. Old Business

a. ARB guidelines revisions

i. Discussion of next steps and mailbox verbiage.

1. Susan will format and clean up the redlined document, and Lisa will send out updated document to all board member and committee members.
2. Upon approval, document will be posted to website.

b. Bank signer updates

- i. With BOD approval, Bill and Lisa opened a new reserve savings account with Truist and closed the old reserve account.
- ii. Former BOD president Rikki Gardinio removed from the operating account, Bill and Lisa are now sole signers

c. New reserve account – Interest Income

- i. New Truist account operational, has better APY than former account

d. Dranesville Supervisor outreach

- i. Reached out to Supervisor Foust's office regarding drag racing along Dranesville Road, have not heard back
- ii. HOA may invite the new Supervisor to meet with community – to be discussed at next meeting

F. New Business

- a. New board member orientation
  - i. Lisa led discussion with new board members about responsibilities, ethics, and procedures
- b. 2023 Tax prep fee is \$420 – Gibbons & Gibbons is prepping reports, all items sent
  - i. 5 yes/0 nay: Approved
- c. Review reserve study – to be discussed at next meeting

G. Management Report

H. Closed Session – to discuss legal

I. Open Session & Adjournment

- a. Meeting adjourned at 8:55

J. Next meeting – March 26, 2024