

**Dranesville Estates
Board Meeting
December 10, 2025 at 7:00 PM Via Zoom**

Call to Order 7:16 PM

Attendees

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

Minutes

The board reviewed the minutes from November's annual meeting and made some edits to the draft. The annual meeting minutes will be formally approved by the membership at the 2026 annual meeting.

Homeowner Open Forum

No homeowners in attendance

New Business

Motion made to appoint Vic Simonis to the board to serve out the remaining year of a term which is currently vacant and expires in 2026, unanimously approved.

Motion was made, unanimously approved to select the following board officer positions:

Bill Bisbee – President
Vic Simonis – Vice President
Brian Myer – Treasurer
Susan Garza – Secretary
Carvin DiGiovanni – Member at Large

Bill reported that someone dumped a dorm size refrigerator at the roadside on Cassia Street. Bill reached out to Bates to pick it up resulting in an appliance charge of \$45. Motion made to reimburse Bill for this expense, unanimously approved. Bill will submit the receipt to Lisa.

ARB Report

1319 Cassia Street – Fence Approved – Lisa reported that the committee approved a fence height exception due to privacy concerns with a back yard hot tub.

Motion was made and unanimously approved to formally appoint Rebecca Morse, who volunteered to join the committee in the November meeting, to the ARB committee for a three-year term.

Management Report

Lisa reported the Schwab paperwork was ready to open a new reserve account. Since Bill has already signed, Lisa will coordinate with Brian to sign as Treasurer and then the account can be opened.

Lisa also reported that she had met with the new tax preparer/auditor. The tax preparer/auditor process will be to preliminary prepare the taxes, suggest any tax payments that should be made, file an extension so that the audit can be finalized. Once the audit is completed, the taxes will then be filed before the October tax extension deadline.

The board set dates for the upcoming monthly meetings for the third Tuesday of each month.

Old Business

Vic and Bill provided the board members with an update on the conversation with the board's attorney regarding the language of the current Bates trash contract. It was also noted that the Bates contract, which ends on December 31, 2026, will automatically renew unless written notice is given not less than 90 or greater than 180 days prior to the end date. The board discussed the timing of obtaining new trash contract proposals with this timeline in mind. Lisa will contact some of her contacts at the other trash companies and ask how far out they would be willing to draft a proposal for the community. This information will help drive the planning and review process in 2026.

Vic presented some preliminary spreadsheet analysis on budget scenarios to include estimated cost escalations and a possible maximum annual assessment. Feedback was gathered via this presentation on how the board may like to proceed. Vic and Brian will take that feedback and work on further refining the spreadsheet analysis for presentation to the board at the January meeting.

Adjournment

Motion to adjourn, unanimously approved at 9:01 PM