

**Dranesville Estates
Board Meeting
March 26, 2024 7 pm @ Reston Library**

- A. Call to order at 7:04 PM
 - a. Quorum: A quorum was present with the following directors in attendance: Bill Bisbee, Mimi Kramer-Roberts, Aaron Banikotes, Jim Briden, Gregg Lord, Susan Garza, Stephanie Lopez-Shirilla, and Carvin DiGiovanni. Lisa Cornaire from Spectrum Property Management attended. The meeting was held at the Reston Library. This will be Gregg Lord's final meeting as a board member as he and his wife will be closing on their home soon and moving from the community.
- B. Approval of January meeting minutes
 - a. 7 yes/0 nay: Approved after minor corrections. Lisa will post to the website.
- C. Homeowner Open Forum (limit 10 min)
 - a. No homeowner attended
- D. ARB Report
 - a. 12313 Cliveden St – Front door replacement – declined by ARB
 - b. 12269 Exbury St – Fence replacement
 - i. Pending ARB review
 - c. 12269 Exbury St – Cement walkway
 - i. Pending ARB review
 - d. 12311 Cliveden St – Deck and fence
 - i. Pending ARB review
- E. Closed Session to discuss violation
 - a. Hearing @ 7:30
 - i. Homeowner did not attend.
- F. Open Session
 - a. Motion made that the topic discussed closed session is in violation. 5yes/2no. A notice of hearing results will be sent to the owner with the guidance of the attorney.
- G. Old Business
 - a. ARB guidelines revisions
 - i. The board discussed whether more clarification should be added to the guidelines regarding shutters and door colors. The board decided not to change this section but would like to invite the ARB to discuss this topic at the next meeting.
 - ii. 3.2.5 – Acceptable Fences – Mimi offered to provide approved fence samples that can be added to Appendix within the next two weeks
 - iii. 3.2.5.d – Wood-polymer composite fencing material (such as, Trex Wod-Polymer) or other composite material types that mimic style of wood must be approved by the ARB
 - iv. 3.6.1b change “shall” to “must”
 - v. 3.14 Trash/Recycling Container Storage and Screening – Mimi offered to provide samples of screening within the next two weeks
 - vi. Bill recommended that we create a small group of two or three members to review the ARB Guidelines moving forward to speed up the process. Would like to see this group finalize the ARB Guidelines enabling the ARB Guidelines to posted on the website for homeowners to provide inputs within the next month or two
 - b. Review reserve study

- i. Lisa explained that under calendar of expenditures Table 2 under Storm Water Drainage Allowance \$6,250 is funds set aside incase Dranesville Estates ever has water damage or erosion from storm water on common ground. Lisa notes that more clarification can be added to this line item the next time we have a reserve study.
- ii. Bill and Lisa said we will discuss current and future funding analysis during future meeting

H. New Business

a. Website Rebuild

- i. We have learned that godaddy.com website that host our Dranesville Estate Website will not allow us to update or make changes to the site as it controlled by previous board members. Lisa is looking obtaining Dranesville Estate its own website that can be updated by her management company. Jim offered to assist and Mimi also said she will see if her husband could help with moving IT code to help with a smooth transition to a new website

b. Community Yard Sale

- i. Mimi would like to explore Dranesville Estates having another community yard sale in June if possible.

I. Reston Library has changed hours and all guests must be out of library by 8:45 so meeting was adjourned

J. Next meeting – May 21, 2024