

Dranesville Estates
Board Meeting
May 21, 2024 7 pm @ Herndon Library

- A. Call to order at 7:05 PM
 - a. Quorum: A quorum was present with the following directors in attendance: Bill Bisbee, Mimi Kramer-Roberts, Jim Briden, Susan Garza, Stephanie Lopez-Shirilla, and Carvin DiGiovanni. Lisa Cornaire from Spectrum Property Management attended. The meeting was held at the Herndon Library.
- B. Approval of March meeting minutes with one minor addition under Hb(i) added ‘explore’
6 yes/0 nay: Lisa will post to website
- C. Homeowner Open Forum (limit 10 min)
 - a. 12237 Exbury St
 - i. Board reviewed documents from both VDOT and Fairfax County concerning the driveway apron and sidewalk. Board voted to allow homeowner to extend driveway 2’ to allow for vehicle to cross apron without driving on sidewalk .
 - 1. 4 yes/2 nay
- D. ARB Report
 - a. 12269 Exbury St – Fence replacement – ARB Approved
 - b. 12269 Exbury St – Cement walkway – ARB Approved
 - c. 12311 Cliveden St – Deck – ARB Approved
 - d. 12328 Exbury St – Deck replacement – ARB Approved
 - e. 12266 Cliveden St – Deck replacement – ARB Approved
 - f. Colors of shutters & doors – stick with present verbiage from the ARB
 - i. 6 yes/0 nay
- E. Old Business
 - a. ARB guidelines revisions
 - i. Updated ARB guidelines will be posted to website enabling all homeowners to review and provide feedback over the next 60 days
 - b. Website upgrade approved to spend \$395.64 that included the \$60 to migrate data from old website to new website.
 - i. 6 yes/0 nay
 - c. Lisa is waiting to verify that we will have an annual bill of \$20 for domain name
- F. New Business
 - a. Corporate Transparency Act (CTA)
 - i. Lisa provided the board with details about required compliance with CTA and explained CTA might be extended until January 2026 depending on congressional action. Some association law firms are offering filing services via third-party. CTA will be reviewed over the next several months and updates will be provided as we learn more.
 - b. Legal – Monthly Access Program
 - i. HOA is presently paying a monthly \$200 retainer fee. Motion to cancel retainer and pay as needed 6 yes/0 nay
 - c. Periodical Newsletter
 - i. Need someone to develop semi-annual newsletter. Will solicit community volunteer via email.
 - ii. Lisa will post historical newsletter to website
- G. Management Report
 - a. Grass on pipeline

- i. Three proposals received to clean up and reseed area that TC Energy has cut back every 5 or so years.
 - 1. J&D Tree & Landscaping Service \$1,670
 - 2. Superior Landscaping \$3,470
 - 3. Greenscape Inc \$6,651
 - ii. Discussion on whether to spend funds on the common area.
 - 1. Item tabled, no vote
 - b. Community Inspections
 - i. There were 66 violations that were sent to homeowners
 - ii. Two accounts have been sent to legal for collection related for not paying their annual dues assessments.
 - H. Next meeting – July 16, 2024