Dranesville Estates
Board Meeting
September 15, 2026, at 7:00 PM Via Zoom

Call to Order
Motion to call to order at 7:03 PM – 4 Yes/0 Nay

Attendees
Carvin DiGiovanni – Member at Large
Brian Myer – Treasurer
Vic Simonis – VP
Russ Adams – Member at Large
Lisa Cornaire – Spectrum Property Management

Minutes
The Board reviewed the minutes of the August 18, 2026, meeting. Lisa will post to Dranesville Estate HOA website – 4 Yes/0 Nay

Homeowner Open Forum
No homeowners in attendance. Lisa brought up a concern that was sent via email regarding a possible exterior modification to a property. She will send a reminder to the homeowners regarding the ARB process and where to find the guidelines.

ARB Report
1332 Cassia Street – Deck Replacement – Approved
12344 Cliveden Street – Deck and Patio – Approved
12327 Exbury Street – Shed – Approved
12321 Valley High Road – Solar Panels – Pending

New Business
Upcoming Contract Renewals
The Board reviewed the proposal from Mason and Mason for the update of the reserve study which is due in 2027. Motion to approve the proposal (with minor edits) in the amount of $2,200. – 4 Yes/0 Nay

2027 Budget
Lisa and Brian presented the draft 2027 Budget. The Board made some additions and adjustments to the various line items. Motion made to accept and approve the 2027 Budget pending double checking the trash total calculation and confirmation of Excel sheet formula accuracy. – 4 Yes/0 Nay

2025 Audit
The Board reviewed the 2025 audit. Motion made to approve the audit as presented. – 4 Yes/0 Nay. Lisa will send Brian the e-sign link.

2025 Taxes
The Board reviewed the 2025 taxes. Motion made to approve the taxes as prepared. – 4 Yes/0 Nay. Lisa will send Brian the e-sign link.

Old Business
The Board reviewed the agenda, year in review and other items in preparation for the annual meeting.

Management Report
Lisa reported that she plans to mail the annual meeting notice by early next week. The Board reviewed the draft annual meeting notice.

Executive Session
Motion to go into an executive session at 9:00 PM to discuss trash contract negotiations – 4 Yes/0 Nay

Open Session
Motion to go into open session at 9:31pm – 4 Yes/0 Nay

Adjournment
Motion to adjourn at 9:31pm – 4 Yes/0 Nay