

Dranesville Estates Board Meeting
September 19, 2023
Herndon Library @ 7pm

A. Call to order

a. Quorum: A quorum was present with the following directors in attendance: Rikki Gardonio, Mimi Kramer-Roberts, Jim Briden, and Bill Bisbee. Lisa Cornaire from Spectrum Property Management attended. The meeting was held at the Herndon Library.

b. Call to Order at 7:15 PM

B. Approval of prior meeting minutes

a. 4 yes/0 nay: Approved

C. Homeowner Open Forum (limit 10 min)

a. None in attendance.

D. ARB Report

a. An application for a fence at 12328 Cliveden was declined.

E. Application appeal- Homeowners appealed their application which was declined for a fence. Proposed fence to be made of black aluminum. The fence would be 4' height and 72" wide. The fence would be primarily in the back yard and their back yard backs to a wooded area so hardly seen from the street.

F. Old Business

a. ARB guidelines revision

i. Rikki is consolidating changes and will have new ARB guidelines in a few weeks

G. New Business

a. 2022 audit

i. Lisa explained the audit and no issues

1. 4 yes/0 nay: Approved

b. Audit proposal

i. Cost for 2022 audit will be \$2,400

ii. Cost for 2023 audit will be \$2,500

iii. Cost for 2024 audit will be \$2,700

1. 4 yes/0 nays: Approved

c. 2024 Landscape Contract

i. After two years cost for landscape will increase by \$300, from \$6,600 to \$6,900

1. 4 yes/0 nays: Approved

d. 2024 Budget

i. Board reviewed draft 2024 budget

1. Biggest expense continues to be our trash removal which continues to increase. The increases are to Fairfax County land fill fees.
2. In 2022 Fairfax County increased landfill cost by 9%
3. Bates is authorized to increase their cost an additional 4% in 2024
4. Fuel surcharge for the Bates averages around \$200 per month
5. Reviewed Annual Assessments, Administrative, Contracts, License and Insurance
 - a. 2024 Budget 4 yes/0 nays: Approved

e. Annual Meeting Planning

- i. Updated draft for Dranesville Estates Homeowner letter and verified location
 1. 4 yes/0 nays: Approved

f. ARB appeal procedure

- i. Lisa will copy the ARB committee when the ARB appeal decision is provided to the homeowner.

g. Annual HOA assessment increase

- i. Increase homeowners cost 5%
- ii. New HOA cost would be \$485 annually

Motion to increase the annual assessment 4 yes/0 nays: Approved

Motion to change the due date for the annual assessment to February 1st of each calendar year. 4yes/0nays: Approved

h. Review if HOA assessment can be split to annual, semi-annual or quarterly

- i. Moved to new meeting to discuss with homeowners.

H. Closed Session –

- i. Discussed a violation and next steps.
- ii. Board discussed fence application appeal.

I. Open Session- Motion to decline the fence appeal due to the style selected resembling wrought iron which is prohibited per the current guidelines.
3 yes/0 nay: Appeal was declined

Motion to call a homeowner to a violation hearing in the November meeting.
4 yes/0 nay: Approved

J. Adjournment

- a. Meeting adjourned at 8:55