

Dranesville Estates Board
Meeting Minutes
03/15/2022 – 7:00pm at the Reston Regional Library

Note: Action Items highlighted

A. Call to order

- a. Quorum: A quorum was present with the following directors in attendance: Anne O’Flaherty Pharr, Rikki Gardonio, Mimi Kramer-Roberts, Jim Briden, Aaron Banikotes and Bill Bisbee. Lisa Cornaire and Marlene Medvick (via phone) from Spectrum Property Management were also in attendance. The meeting was held at the Reston Regional Library
- b. Call to Order at 7:10 PM

B. Approval of prior meeting minutes- February 2021

- a. 6 yea/0 nay: Approved

C. Homeowner Open Forum (limit 10 min)

- a. No Attendees

D. Old Business

a. Easement Drainage

- i. Discussion of March 7 meeting with Emily (Fairfax County) to review property
- ii. Emily (Fairfax County) – Provide feedback to HOA
- iii. Mimi/Bill – Search archive newsletters for info/board members
- iv. Lisa - Identify storm water/drainage people
- v. General agreement that old/excess pipe near current cross-pipeline drainage pipe is a potential hazard and should be removed and/or buried
- vi. Rikki – email Jackie and ask her take pictures during rain of water flow

b. HOA Trees

i. Cliveden St

1. Asked for HOA to remove trees that could potentially damage her property
2. Lisa – setup appt with tree company for this and neighboring lots that border HOA property in that area

ii. Proposed policy

1. Address trees which could present risk to homeowner property
2. Minimize work and expense
 - a. Top trees as appropriate 12’ high
 - b. Leave wood on ground
3. General agreement to identify a tree company
 - a. Lisa recommended Reston Tree Experts
 - b. Lisa – Identify at least 2 other tree companies

iii. HOA Board? - Verify whether HOA property is within a Resource Protected Area (RPA) or not

iv. Lisa - contact HOA Board of scheduled times with Tree Company

c. Newsletter

- i. Rikki gathered additional ideas for the newsletter

d. Fence

- i. 4 properties have fences which extend beyond property lines
- ii. Discussed whether/how to notify all 4 property owners of situation and ask for feedback
- iii. Rikki – Draft letter for Exbury St situation
- iv. Lisa – Exbury St, determine if fence violation was documented in Closing documentation
- v. Discuss responses and determine board position at future meeting

e. Overdue HOA fees

- i. 13 homeowners were sent overdue notices

f. Mis-matched Siding

- i. Homeowner wants to replace siding but only front of the house
- ii. No Update

- g. Community Info session
 - i. Lisa is still trying to confirm with Fairfax County police
- h. Entrance Sign
 - i. Rikki – Post contest rules on website before next meeting

E. New Business

- a. Resealing of Asphalt trail
 - i. 2021 Estimate from Gossom & Costello
 - i. Mimi – Ask for crack estimate
 - ii. Mimi – seek secondary estimate for paving and cracks from firms provided by Lisa
- b. Taxes 2021
 - i. Complete
- c. ARB
 - i. Rikki – Invite to ARB to April HOA Board meeting
 - ii. Lisa -updated ARB application during meeting and will upload to website
- d. Community Map
 - i. Mimi provided large community map to attendees
- e. Pipestem maintenance
 - i. Future question – Does one or all owners have maintenance responsibilities

F. Management Report

- a. 2021 Audit still in progress, but almost complete
- b. Updated Insurance renewal paperwork has been received
- c. Lisa – forward updated insurance policy to HOA Board

G. Closed Session

the Board did not enter Closed Session

H. Open Session

- a. None

Meeting Adjourned 9:15 PM