

Dranesville Estates Board  
Meeting Minutes  
06/12/2022 – 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 Julie Gibbons Jim Briden (absent), Aaron Banikotes and Bill Bisbee. Lisa Cornaire and Marlene Medvick from Spectrum Property Management were also in attendance. ARC members present: Bree Humphries, Maryanne Dooley. The meeting was held at the Reston Regional Library
- b. Call to Order at 7:05 PM

B. Approval of prior meeting minutes- May 2022

- a. Update Minutes
  - i. Spectrum – Provided updated Draft minutes
    1. Amended to reflect that Julie Gibbons left May meeting 8 pm
- b. Approve updated minutes
  - i. 6 yea/0 nay: Approved

C. Homeowner Open Forum (limit 10 min)

- a. Exbury St resident in attendance
  - i. Asked for clarification of criminal activity in neighborhood
  - ii. Discussion of potential drug selling activities from cars. Black SUV and Blue Honda have been sighted
  - iii. Police were notified by residents
  - iv. HOA Board reiterated that meeting with Police Liaison is still being planned
  - v. HOA Board – consider other options for additional support from police

D. Old Business

- a. Entrance Sign contest closed
  - i. Decision postponed
  - ii. Rikki – Check to see if color sign is more expensive
  - iii. Board will review and pick their favorites before next meeting
- b. Wiehle fence
  - i. American Mgt incorrectly claimed that HOA owned the Wiehle fence
  - ii. Aaron and Anne researched history of Wiehle
  - iii. Fairfax County built Wiehle but may have turned over to VDOT
  - iv. Anne had notified American Mgt that Wiehle fence should be removed from 2017 Reserve Study
  - v. The final version of the 2017 Reserve Study was updated to reflect the removal of this fence from the study.
  - vi. Spectrum - Ask Supervisor Faust office for additional information

E. New Business

- a. 2022 Reserve Study
  - i. Bids
    1. Spectrum solicited 3 bids
    2. Mason & Mason \$2,000 bid
    3. Vote to accept Mason & Mason bid
    4. 6 – yea 0 – nay (ACCEPTED)
  - ii. Areas
    1. Extract Storm water management
    2. Spectrum – Board requested that Tree maintenance allowance is added to the 2022 study

F. Management Report

- a. Rikki signed Legal retainer & it was sent to the attorney
- b. Lawyer transition in progress
- c. Awaiting final draft from Auditors
- d. Smartwebs has been setup and ready to go for ARB walkthrough
- e. RPA application completed, awaiting response
- f. HOA Insurance
  - i. Spectrum will review policy and explore new option(s)
  - ii. Renewal is Feb

G. ARB

- a. 12300 Cliveden – 6ft fence Approved
- b. Mark ? – potential ARB member

H. Closed Session

- a. Vote to Enter Closed Session to discuss legal & possible violations at 8:11 PM
  - i. 6 yea/0 nay: (APPROVED)

I. Open Session

- a. Vote to Enter Open Session at 8:28 PM
  - i. 6 yea/0 nay: (APPROVED)
- b. New Lawyer Q&A
  - i. All - Send Lawyer questions to Lisa by July 12
- c. Stalwart Court violation
  - i. Vote to close as violation
  - ii. 6 yea/0 nay: (APPROVED)
- d. Spectrum - Request Attorney guidance on RPA usage mowing of HOA land
- e. HOA land incursion/firepit
  1. Vote for Homeowner to remove firepit from HOA land and take mowing of common ground under further advisement.
  - ii. 5 yea/0 nay: (APPROVED)
  - iii. Spectrum – Send letter to Homeowner

Meeting Adjourned 8:31 PM