

**Dranesville Estates
Board Meeting
August 18, 2026, at 7:00 PM Via Zoom**

Call to Order

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

Attendees

Bill Bisbee
Carvin DiGiovanni (joined late)
Brian Myer
Vic Simonis
Jan Visintainer - Resident
Lisa Cornaire- Spectrum Property Management

Minutes

The Board reviewed the minutes of the July 13, 2026, meeting. Lisa will post to Dranesville Estate HOA website – 4 Yes/0 Nay. The Board reviewed the draft minutes of the 2nd Special Meeting of the Membership which was held on July 21, 2026. The minutes of this meeting will be approved by the membership at the upcoming annual meeting in October.

Homeowner Open Forum

No homeowners in attendance.

ARB Report

12346 Cliveden St – Deck Replacement – Approved
1327 Exbury St – Patio – Approved

New Business

1. Upcoming Contract Renewals

The Board reviewed the contract renewal for Lawn Tech for next year's mowing season. The rates for next year will be the same as this year. Motion to approve the contract for 2027 - 4 Yes/0 Nay
Lisa shared with the Board that she would like to refresh her contract agreement with the association to include minor updates to the language as well as a proposed rate increase for the upcoming contract term which begins January 1, 2027. Lisa will work with Vic and Bill and have a draft agreement to present at the September meeting.

2. Preliminary budget planning

Lisa and Brian will work on a draft budget to present to the board at the September meeting.

3. Annual meeting planning

The Board discussed the plans for the October 20, 2026 annual meeting to include securing the meeting room, notice to be mailed and timelines. Vic has the action to reserve the Herndon Library meeting room. Along with several current board vacancies, Vic, Carvin & Susan's terms on the Board are expiring this year.

4. Board member appointment

Vic shared that Russ Adams has volunteered to join the Board. Motion to appoint Russ to one of the open 3-year terms - 4 Yes/0 Nay. Lisa noted that the association membership should also have the opportunity to elect Russ to the Board at the annual meeting in October.

Old Business

Follow up action from the 2nd Special Meeting of the members. Motion made to increase the Dranesville Estates HOA Basis and Maximum Annual Assessment for 2027, to \$705 and to retain the increased Basis of \$705

for calculation of the Maximum Annual Assessment for the following calendar years beginning in 2028. - 4
Yes/0 Nay

Management Report

Lisa reported that a follow up, community-wide inspection was conducted and many items identified in the spring were resolved, however, some secondary reminder letters were sent. Lisa also reported that the FinCEN, Beneficial Ownership Information (BOI) reporting obligations for businesses and homeowners' associations was eliminated via a final ruling issued by the US Treasury.

Executive Session

Motion to go into an executive session at 7:39 PM to discuss trash contract negotiations - 5 Yes/0 Nay

Open Session

Motion to go into open session at 8:45 - 5 Yes/0 Nay

The Board thanked Jan Visintainer for her consultative assistance with the trash contract negotiations and welcomed her continued involvement with next steps to include discussions with the association's council.

Adjournment

Motion to adjourn, unanimously approved at 8:49 PM.