

**Dranesville Estates  
Board Meeting  
April 21, 2026, at 7:00 PM Via Zoom**

**Call to Order** 7:06 PM

**Attendees**

Bill Bisbee  
Brian Myer  
Susan Garza  
Vic Simonis  
Carvin DiGiovanni  
Lisa Cornaire- Spectrum Property Management

**Minutes**

The board reviewed the minutes from the March 17, 2026 meeting. Lisa will post to Dranesville Estate HOA website – 5 Yes/0 Nay

**Homeowner Open Forum**

No homeowners in attendance

**ARB Report**

12328 Exbury Street – Siding, roof, gutters – Approved  
12327 Exbury Street – Fence – Approved  
12270 Exbury Street – Front Door & Sidelight – Approved  
12305 Cliveden Street – Walkway – Approved  
12251 Exbury Street – Roof – Approved  
12271 Exbury Street – Fence – Approved

**E. New Business**

**1. Review agenda for Special Meeting of Members**

The Board discussed the scheduled special meeting on May 26, 2026. The Board discussed how to proceed should it not receive a quorum, which would result in closing the first meeting and entering an information session with any homeowners who attend. The Board reviewed the agenda for the special meeting for how to proceed should it receive a quorum as well.

**2. Review of materials for the Special Meeting**

Next, the Board reviewed the handout materials for the special meeting. Lisa discussed adding additional disclosures or charts for the homeowners about county-specific trash price increases over the period. The Board emphasized that members should review the talking points to have a unified approach to answering homeowner questions. The Board has received homeowner inquiries about the meeting and proxy, so it will modify its talking points and question and answer sheet to address those additional questions.

**3. Q&A topics**

The Board then reviewed the Q&A document that Vic and Lisa prepared for the homeowners to be distributed at the meeting.

#### **4. Review of trash market research and RFP**

Vic led a discussion about the trash market research study that he and Lisa completed. They spoke in detail to three large, medium, and small trash companies as well as a trash broker. The discussions encompassed services provided, customer service, rate structure, and contract and concluded with recommendations for how to proceed with the RFP solicitation. Vic then reviewed the draft RFP with the Board. The Board decided to contact five trash haulers and two trash brokers to solicit bids. Vic will reach out to Fairfax County to find broker recommendations. Lisa will reach out to trash haulers on behalf of the Board.

### **F. Old Business**

#### **1. Review timeline and next steps after the May Special Meeting**

The Board then reviewed the timeline for next steps. The waste contract RFP is scheduled to be sent April 27, 2026, with responses due by June 5, 2026, for responses. Related to the May special meeting, if the Association does not have a quorum at the May 26, 2026, meeting, we will have a window of time to send out a notice for the second meeting on July 21, 2026. The Board will determine the location of the second special meeting at a later date, as needed.

### **G. Management Report**

Lisa reminded the Board to mark their calendars for May 19, 2026, for a regular meeting of the Board before the special meeting on May 26, 2026. Lisa has posted all minutes and meeting notices to the website. Thirteen certified letters were sent out for nonpayment, and we are receiving responses. Lisa suggested we send out a second email to the community regarding the May 26, 2026, special meeting to address homeowner questions that have been submitted since we circulated the notice. Lisa will draft a document to circulate to the Board for review. Community inspections will occur in late May or early June 2026.

### **H. Closed Session – to review outstanding accounts**

The Board did not go into closed session.

### **I. Open Session**

Lisa discussed developing additional handouts with pitch details for use at the May 26, 2026, special meeting and finalizing all materials prior to the May 19, 2026, meeting of the Board. The Board approved a motion to distribute the RFP to five trash haulers and two trash brokers – 5 Yes/0 Nay

### **J. Adjournment**

Motion to adjourn, unanimously approved at 9:35 PM.