

Dranesville Estates
Board Meeting
September 17, 2024, at 7:00 pm @ Herndon Library

- A. Call to order at 7:05 PM - A quorum was present with the following directors in attendance: Bill Bisbee, Mimi Kramer-Roberts, Jim Briden, Susan Garza, Stephanie Lopez-Sharilla and Carvin DiGiovanni. Lisa Cornaire from Spectrum Property Management attended. The meeting was held at the Herndon Library.
- B. Approval of prior meeting minutes from 16 and 29 July were approved 6 yes/0 Nay
- C. Homeowner Open Forum (limit 10 min) – no homeowners in attendance
- D. ARB Report
 - 1. 12355 Cliveden - Covered Structure - Denied
 - 2. 12251 Exbury – Gutters - Denied
 - 3. 12266 Exbury – Siding - Approved
 - 4. 12319 Exbury – Changes to exterior trim from current to PVC- Approved.
 - 5. 12319 Exbury - Replacement of front porch posts with natural Cedar wood - Denied
 - 5. 12332 Exbury – Front door - Approved
- E. Old Business
 - 1. Welcome Post Card
 - a. Mimi provided new printed post cards that will be mailed to homeowners and renters
 - 2. FINCEN filing
 - a. Our lawyers are not filing FINCEN for their clients. We would file each as a board member. Susan offered to help us file Dranesville Estate HOA in December after congress changes files or exempts HOA.
 - 3. Tree removal
 - a. Lisa to see if we can go back to vendor to complete tree removal for \$1k including stump removal. Maximum cost would be \$1.2k.
 - i. 6 yes/0 nay
 - 4. Homeowner Feedback on Guidelines – Fences
 - a. ARB Guidelines section 3.2.5 e) Acceptable Fences was amended. Lisa will update and post to on website.
 - i. 6 yes/0 nay
- F. New Business
 - 1. 2025 Landscape Contract
 - a. Approved new contract excluding the bush trimming at the entrance
 - i. 6 yes/0 nay
 - 2. 2025 Budget Planning
 - a. Lisa will update under budget Grounds Maintenance to read Ground Improvements and Landscaping Improvements
 - i. 6 yes/0 nay
 - b. Proposed budget was agreed upon to include a 5% increase in the annual assessment.
 - i. 6 yes/0 nay
 - 3. Annual Meeting Agenda and Planning

- a. Proposed date, time and location approved. Proxy will be mailed out soon
 - i. 6 yes/0 nay

G. Adjournment – 8:50

Next meeting – **Annual, October 14, 2024**