

**Dranesville Estates  
Board Meeting  
February 17, 2026 at 7:00pm Via Zoom**

**Call to Order** 7:06pm

**Attendees**

Bill Bisbee  
Susan Garza  
Vic Simonis  
Lisa Cornaire- Spectrum Property Management

**Minutes**

The board reviewed the minutes from the January 20, 2026 meeting. Lisa will post to Dranesville Estate HOA website - 3 Yes/0 Nay

**Homeowner Open Forum**

No homeowners in attendance

**ARB Report**

12255 Exbury Street – Fence Replacement approved.

12261 Cliveden Street – Deck renovation pending while ARB member out of country.

Brian Myer joined the meeting.

**New Business**

1. Vote to call a Special Meeting of the Members for the purpose of increasing the Basis and Maximum Annual Assessment.

HOA President Bill proposed a motion to call a Special Meeting of the Members for the purpose of the members voting on whether to increase the Basis and Maximum Annual Assessment for 2027 and to retain the increased basis for the calculation of the Maximum Annual Assessment for the following calendar years - 4 Yes/0 Nay

2. Review budget analysis (5-year and 10-year) for the purpose of determining the amount of the increase of the Basis and Maximum Annual Assessment.

Discussion ensued. No action was taken or required.

3. Vote on the amount of the Basis and Maximum Annual Assessment to be proposed to the Membership in the Special Meeting.

The Board voted to set the Basis and Maximum Annual Assessment at \$705 and to retain the increased basis for the calculation of the Maximum Annual Assessment for the following calendar years - 4 Yes/0 Nay

#### 4. Review schedule for upcoming Board tasks and meetings.

Lisa and Vic provided the Board with a tentative schedule for upcoming tasks and meetings in connection with the Special Meeting. The Board discussed finalizing the Special Meeting proxy at its next meeting and developing talking points on rationale and explanation for the proposed Maximum Annual Assessment increase. The proposed first Special Meeting date is targeted for May 26, 2026.

#### 5. Review draft proxy and Special Meeting announcement.

The Board reviewed the draft proxy and Special Meeting announcement and will finalize location and dates at its March meeting. Lisa will circulate the revised cover letter to the Board for any further comments. The Board reviewed correspondence from its attorney showing that the HOA did not have a mandate or obligation to provide trash services to the community.

### **Old Business**

#### 1. Trash Proposal Request (timing and RFP specs)

The Board reviewed the proposed trash RFP timing and will have further discussion on the topic at its March meeting when Board will need to finalize the RFP specs. Lisa will send the Board the draft RFP and a few recommended companies from whom to solicit offers.

#### 2. Management Report

Lisa discussed the annual assessment and late payers. Lisa reported that the Schwab account was set up properly and discussed the account balance currently held in a cash account. Lisa recommended the Board consider moving the funds to a money market account. The Board motioned to move the funds from the Schwab reserve account to the Schwab Treasury Obligations Money Fund (SNOXX) - 4 Yes/0 Nay

### **Adjournment**

Motion to adjourn, unanimously approved at 9:15 PM.