

**BEAUREGARD ESTATES HOMEOWNERS ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING MINUTES**

**425 SOLITUDE COURT SE, LEESBURG VA 20175**

**WEDNESDAY, JUNE 20, 2018**

**7:30pm.**

Board Members present: Chris Rossbach (CR), Katy Gardner (KG), Daniel Letson (DL), Maureen O'Sullivan (MO), Nic Van Dongen (NV), John Bigabal (JB), Peter Hill (PH)

Others present: Susan Miller (SM), Community Manager

Call to Order: CR called the meeting to order at 7:30pm, seconded by MO.

Agenda: KG made the motion to approve the agenda, seconded by MO and passed unanimously.

Open Forum: Nothing was discussed at this point due to just finishing the Annual Meeting.

Management Report: Goldklang draft audit report 2016 and 2017. The discrepancies need to be fixed and a process needs to be put into place with Sentry Management to flag issues moving forward. SM to address this.

Landscape Enhancement Proposals. HLS proposals were discussed. Specific problem areas were addressed ie spuce tree in circle, trimming needed at intersection of Beauregard and Fortress closer to main entrance and Ash tree disease impact. It was decided 3 detailed quotes were needed to compare and use to take care of all neighborhood landscaping needs. SM to obtain these quotes.

Beauregard Dr gravel issue. Proposals/solutions are still being compiled. The board is looking for a better long term, cost effective solution to the erosion problems.

Street sign poles painting update. The quote obtained previously did included bracket and sign replacement. SM has ordered the signs and Sentry Maintenance will install.

Presidents Report: There was a discussion regarding a new president. All board members will give thought to the matter and make a decision at next meeting.

Secretary's Report: JB motioned to approve the minutes from the previous board meeting, MO seconded and the motion passed unanimously.

Treasurer's Report: See Annual Meeting Minutes.

Covenants Report: Nothing at this time.

Old Business: Nothing additional to discuss.

New Business: Website improvements needed. Basic information will be kept on Beauregard website with link to all detailed documents on Sentry Management website.

SM will send an email to all available email addresses to confirm that information in order to collect an accurate email list. A mailer will also be sent out to all homeowners requesting updated emails and to give information about the HOA.

Solar panels were discussed. SM advised that solar panels cannot be refused by HOA's but the style can be stipulated in HOA guidelines if desired.

The Fall Picnic date was tentatively scheduled for Saturday, September 29, 2018. SM mentioned Sentry Management would like to make a donation to the event which will be graciously accepted.

Executive Session: JB motioned to go in to executive session at 8:32pm, seconded by MO and passed unanimously. SM had nothing significant to report regarding delinquent accounts. Executive session was ended at 8:34pm.

Scheduling: The next meeting will be held on Monday, September 24, 2018 at 7pm at 607 Beauregard DR.

Adjournment: JB motioned to adjourn at 8:37pm, seconded by MO and passed unanimously.