

BEAUREGARD ESTATES HOMEOWNERS ASSOCIATION, INC.

(the "Association")

BOARD OF DIRECTORS MEETING

506 Beauregard Drive, Leesburg VA

Leesburg 20175

Tuesday, September 23, 2014

Board Members present: Nick Trzcinski (NT), Peter Hill (PH), Kelly Whetstone (KW), Cheryl Eaches (CE)

Others present: Andrew Paul (AP), Community Manager

Note: Prior to the meeting, the Board met with Kelly Burk, Leesburg Town Council Member, to discuss developments in Leesburg.

Call to Order: NT called the meeting to order at 7:25 pm.

Approval of the Agenda: NT motioned to approve the agenda as presented, PH seconded. Motion passed unanimously.

Approval of June Meeting Minutes: NT motioned to approve the August Board meeting minutes, KW seconded. Motion passed unanimously.

Treasurer's Report: PH reviewed the finances, month to date we are under budget but year-to-date we are over budget by \$2,359.45. This is because the snow removal was significantly over budget for the year.

Old Business:

NT reported that American Contractors, Inc. (ACI), which the Board had contracted for drainage work, had not responded to the Board's certified letter, asking ACI to complete the work order. AP discussed the estimated costs of completing the work through a different vendor. NT said that, after October 1, 2014, he would email the Board his recommendation for a substitute vendor and ask the Board to approve by written consent the vendor for the completion of the project.

AP reviewed quotes to pave the three areas of the neighborhood subject to washouts. NT said that he would follow up via email with the Board for his recommendation for a vendor and ask the Board to approve the vendor by written consent.

New Business:

CE, PH and KW updated the Board on the Fall picnic arrangements. The picnic will be held Sunday, October 26.

PH presented the proposed 2015 Association budget, reviewing each line item with the Board. He summarized the key changes, which included (1) the snow removal budget was increased to correspond with the 5 year average (from \$8,500 in 2014 to \$11,350 in 2015); (2) more money was allocated for the website (from \$20 in 2014 to \$200 in 2015); and (3) the grounds contract had increased \$900 (from \$20,000 to \$20,900 in 2015). Noting that a quorum was present, NT motioned to approve the Association's 2015 budget as presented. PH seconded. Motion passed unanimously.

Executive Session:

NT motioned to go into Executive Session at 7:50 pm to discuss delinquencies, seconded by PH. Motion passed unanimously. NT motioned to come out of Executive Session at 7:58 pm, seconded by PH. Motion passed unanimously.

Scheduling:

The next regular Board meeting will be October 28th at Nick's house at 506 Beauregard Drive.

Adjournment: NT motioned to adjourn the meeting, seconded by PH. Motion passed unanimously. Meeting adjourned at 8:00 pm.