

BEAUREGARD ESTATES HOMEOWNERS ASSOCIATION, INC.
(the "Association")
BOARD OF DIRECTORS MEETING

506 Beauregard Drive, Leesburg VA
Leesburg 20175
Tuesday, January 27, 2015

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

Others present: Andrew Paul (AP), Community Manager

Call to Order: Noting that a quorum of the Board was present, NT called the meeting to order at 7:01 pm.

Approval of the Agenda: NT motioned to approve the agenda as presented, PH seconded. Motion passed unanimously. PH proposed that road repair be added to an upcoming meeting agenda.

Approval of Meeting Minutes: NT motioned to approve the September Board meeting minutes, PT seconded. Motion passed unanimously.

Treasurer's Report: PH reviewed the finances, year to date we are under budget approximately \$3,600 despite the current snow removal budget being approximately \$7,000 over budget. He attributed the budget being under because the landscaping budget had not been used to date in 2015.

PH also noted that two certificates of deposit are scheduled to expire shortly, and the Board would need to determine where to invest the money. A discussion ensued.

Old Business:

AP reviewed five resolutions taken by the Board by unanimous written consent. KW moved and NT seconded that the Directors ratify the following actions taken outside of a meeting:

1. Dominion Paving contract was approved for paving of the gravel shoulders in front of 503 Beauregard Drive, 512 Fortress Circle, and 613 Beauregard Drive for \$14,985.
2. The Total Development Solutions (TDS) contract was approved for \$21,100 to complete the remaining drainage and erosion areas including placement of rip rap at 405 Beauregard, paving of 521 to 527 Fortress gravel shoulder, and paving the bottom of the swale at 619 to 621 Beauregard.
3. Heritage Landscape Services (HLS) 2015-2017 Ground Contract was approved.
4. Heritage Landscape Services (HLS) 2014-2015 Snow Removal Contract was approved.
5. Horizon Community Services 2015-2017 Management Contract was approved.

New Business:

AP reviewed the Association's 2015 Annual Report to the Virginia State Corporation Commission. After that review, PH signed the report as the Association's Treasurer.

Executive Session:

NT motioned to go into Executive Session at 7:11 pm to discuss delinquencies, seconded by PH. Motion passed unanimously. NT motioned to come out of Executive Session at 7:15 pm, seconded by PH. Motion passed unanimously.

Scheduling:

The next regular Board meeting will be February 24th at Nick's house at 506 Beauregard Drive.

Adjournment: NT motioned to adjourn the meeting, seconded by KW. Motion passed unanimously. Meeting adjourned at 7:18 pm.