

BEAUREGARD ESTATES HOMEOWNERS ASSOCIATION, INC.

(the "Association")

BOARD OF DIRECTORS MEETING

506 Beaugard Drive, Leesburg VA

Leesburg 20175

Tuesday, February 24, 2015

Board Members present: Nick Trzcinski (NT), Peter Hill (PH), Lori Smith (LS), 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 7:02 pm.

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

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

Treasurer's Report: PH reviewed the finances, and noted Dominion Paving paid 50% deposit at the end of 2014 so work can be scheduled as soon as weather permits in 2015. PH noted NT's term is up this year so Board will need to recruit new members. Snow removal expenses for January but still under budget. PH spoke to Eric George at the Washington First – Sterling branch regarding the CDs. LS motioned to bundle the Washington First CDs into 1 – 5 year CD at 1.8%, CE seconded. Motion passed unanimously.

Old Business:

No old business was discussed.

New Business:

601 Beaugard Drive is for sale. There are black bags being stored behind the brick entrance monument next to 401 Beaugard, AP to notify owners. AP to get ditch clean up quote from HLS. Discussion on rezoning for townhomes to be built behind Fortress Circle off of Sycolin Road, the Town has denied to rezoning request, as it is currently zoned commercial. Regarding the Association private roads, they would have to be brought up to VDOT standards before the Town of Leesburg would be interested in assuming any responsibility of the roads.

Executive Session:

NT motioned to go into Executive Session at 7:40 pm to discuss delinquencies and covenants, seconded by LS. Motion passed unanimously. NT motioned to come out of Executive Session at 7:47 pm, seconded by LS. Motion passed unanimously.

Scheduling:

The next regular Board meeting will be Tuesday, March 24, 2015. Location to be determined.

Adjournment: NT motioned to adjourn the meeting, seconded by LS. Motion passed unanimously. Meeting adjourned at 7:48 pm.