

BEAUREGARD ESTATES HOMEOWNERS ASSOCIATION, INC.

(the "Association")

BOARD OF DIRECTORS MEETING

506 Beauregard Drive, Leesburg VA

Leesburg 20175

Tuesday, April 28, 2015

Board Members present: Nick Trzcinski (NT), Peter Hill (PH), Kelly Whetstone (KW), 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 7:05 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 February Board meeting minutes, KW seconded. (Of note, there was no meeting held in March.) Motion passed unanimously.

Treasurer's Report: PH reviewed the finances, noting that snow removal was over budget by \$4,010 for the year, leaving \$530 remaining for snow removal in 2015. PH also reported that the Association's bank deposits were nearing the FDIC \$250,000 limit and that he may request for the Board to approve another CD investment at a future meeting to reduce this amount.

The Board discussed getting estimates for road and sidewalk repair. AP said he would follow up with those figures.

Old Business:

No old business was discussed.

New Business:

The Board discussed the recently completed shoulder and paving work, which had been targeted at eroded areas, and agreed the work was satisfactory. The Board then discussed other potential projects, including cleaning up areas that had not been touched as part of the shoulder and paving project, as well as improvements to the pedestrian bridge.

The Board discussed the upcoming annual meeting, scheduled for June 23, 2015, and agreed to have the meeting at the pavilion at Tuscarora Creek Park. AP said if the Board wanted to change the Board meeting frequency from monthly to quarterly, the Association's bylaws require 75% approval by the attendees at the annual meeting. The Directors agreed to discuss this at its next meeting.

Executive Session:

NT motioned to go into Executive Session at 7:25 pm to discuss delinquencies and covenants, seconded by PH. Motion passed unanimously. NT motioned to come out of Executive Session at 7:32 pm, seconded by LS. Motion passed unanimously.

Scheduling:

The next regular Board meeting will be Tuesday, May 26, 2015. Location to be determined.

Adjournment: NT motioned to adjourn the meeting, seconded by KW. Motion passed unanimously. Meeting adjourned at 7:35 pm.