

**BEAUREGARD ESTATES HOMEOWNERS ASSOCIATION, INC.**

**(the "Association")**

**BOARD OF DIRECTORS MEETING**

**519 Beaugard Drive, Leesburg VA**

**Leesburg 20175**

**Thursday, September 10, 2015**

Board Members present: Peter Hill (PH), Kelly Whetstone (KW), Lori Smith (LS), Cheryl Eaches (CE), Alison Konosky (AK)

Others present: Andrew Paul (AP), Community Manager

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

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

Appointment of Officers. The Board noted that Nicholas Trzcinski had resigned as President and a Director effective August 9, 2015 and discussed candidates to fill this vacancy. After a discussion, AK was nominated for the position. KW moved to approve AK as President, CE seconded. Motion passed unanimously. The Board discussed recruiting new board members at the upcoming neighborhood picnic.

Approval of Meeting Minutes: KW motioned to approve the April Board meeting minutes, CE seconded. Motion passed unanimously. Of note, there were no meetings held May through July. The brief annual meeting was held in June, in which the bylaws were amended to allow the Board to meet quarterly.

Treasurer's Report: PH reviewed the finances, noting that snow removal was over budget by approximately \$5,000 for the year, but overall the Association was under budget for 2015. He then discussed the Association's current investments in CDs.

Old Business:

No old business was discussed.

New Business:

- Footbridge. AP presented estimates to repair or replace the footbridge. After a discussion, the Board agreed to seek additional bids.
- 405 Rip Rap Removal. AP presented estimates to remove the rip rap in front of 405 Beaugard. The Board discussed and approved the work.
- 2016 Budget. AP presented the draft 2016 budget. After a discussion, the Board requested the following changes be made to the proposal:
  - Increase road income to \$1,600
  - Keep grounds contract the same as 2015 budget
  - Increase office supplies to \$225

KW moved to approve the 2016 as amended at the meeting and LS seconded. Motion passed unanimously.

- Fall Picnic. The Board scheduled the annual fall picnic for October 25. Details to follow.
- Reserves Review. PH announced that the Association was due for a reserves review. AP said he would forward details.

Executive Session:

AK motioned to go into Executive Session at 7:50 pm to discuss delinquencies and covenants, seconded by PH. Motion passed unanimously. AK motioned to come out of Executive Session at 8:05 pm, seconded by LS. Motion passed unanimously.

During executive session, the Board agreed that the Association's policy was to waive late fees one time only.

Scheduling:

As the Board is now on a quarterly schedule, it was agreed to meet again in December, date and time to be determined.

Adjournment: AK motioned to adjourn the meeting, seconded by KW. Motion passed unanimously. Meeting adjourned at 8:09 pm.