

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

**509 Fortress Circle SE, Leesburg VA 20175**  
**Tuesday, January 19, 2016**

Prior to the Board Meeting being called to order, Town of Leesburg Vice Mayor and Town Council Member, Kelly Burk, presented to homeowners present beginning at 7 pm, and addressed the following topics:

- Speeding: Town can assist with VDOT traffic calming requirements. Lt. Pat Daley is the Town representative that would cover the Association. There is also a Town Speed Watch program that can be looked into.
- Crime: Petty theft, such as cars being broken into, and the majority of times it is due to cars being left unlocked. Please remember to lock your cars. It was also noted by an owner present that the cul-de-sac at the bottom of Lawson Road has had a drug bust approximately 8 months ago.
- Traffic on Battlefield/Sycolin: With new church opening soon, the proffers from the new church include a police to assist with traffic direction on days of services, and Town will evaluate, and a traffic light is the 2<sup>nd</sup> proffer.
- Developments in the area: Lowe's is being built at Battlefield/Rt-7 which would be the closest to the Association. A Wal-Mart is being relocated near the airport. Forty-two apartments have been approved by Zoning near Tavistock (no site plan submitted).
- Sycolin Commons, now known as Montfair development: Town has noted major deficiencies after three submissions by the development group. The area is directly adjacent to the Association and backs up to Fortress Circle. It is a tight and compressed space, and each revision to the submitted applications to the Town impact another element. Ms. Burk noted power is in numbers at the Planning Commission and Town Council meetings, so owner attendance, similar to tonight's meeting, is very important since the owners are the voters (not the developer).

Board Members present: Peter Hill (PH), Cheryl Eaches (CE), Alison Konosky (AK), Lori Smith (LS), and Chris Rossbach (CR)

Apologies: Kelly Whetstone

Others present: Nic Vandongen (NV), Mike Gaige (MG), Dalila Vandongen, and Andrew Paul (AP), Community Manager

Call to Order: Noting that a quorum of the Board was present, AK called the meeting to order at 8:01 pm.

Approval of the Agenda: PH motioned to approve the agenda with the addition of the appointment of directors under New Business, CR seconded. Motion passed unanimously.

Approval of Meeting Minutes: PH motioned to approve the December Board meeting minutes with the one revision that noted LS seconded a motion at the meeting in which she was not present, LS seconded. Motion passed unanimously, and AP will revise and finalize minutes.

Treasurer's Report: PH reviewed the finances, noting that Association finished the year \$530 over in snow removal, but under budget overall. The Association is in the process of updating the reserve study. Reimbursements for pies purchased and delivered to new homeowners should be coded to the "Welcome Baskets" account.

Old Business: No old business to discuss from prior meeting.

New Business: Speeding complaint received from owner at front of the community on Beauregard Drive. Please see note above regarding speeding as this was discussed prior to call to order.

Management contract with Horizon Community Services has an exclusive clause in it. Horizon merged with Sentry Management, Inc. on November 1, 2015. Therefore an assignment of the management agreement to transfer the contract to Sentry has been presented. LS motioned to assign the Horizon contract to Sentry, PH

seconded. Motion passed unanimously. AK signed the agreement. PH motioned to appoint Mike Gaige and Nic Vandongen to the Board to fill vacancies, CR seconded. NV and MG accepted the appointments, and motion passed unanimously.

Executive Session: AK motioned to go into Executive Session at 8:30 pm to discuss delinquencies and review account statements, seconded by PH. Motion passed unanimously. AK motioned to come out of Executive Session at 8:35 pm, seconded by PH. Motion passed unanimously.

During executive session, there were no actions taken.

Scheduling: The next Board of Directors meeting is scheduled for April 19, 2016 at CR's.

Adjournment: AK motioned to adjourn the meeting, seconded by CE. Motion passed unanimously. Meeting adjourned at 8:36 pm.