

BEAUREGARD ESTATES HOMEOWNERS ASSOCIATION, INC.

**BOARD OF DIRECTORS MEETING MINUTES
602 BEAUREGARD DR SE, LEESBURG VA 20175**

TUESDAY, APRIL 18, 2017

7:00pm.

Board Members present: Peter Hill (PH), Chris Rossbach (CR) John Bigabal (JB)
Daniel Letson (DL), Cheryl Eaches (CE), Maureen O'Sullivan (MO)

Apologies: Mile Sheehan (MS), Nic Van Dongen (NV)
Others present: Loree Rusk (LR), Community Manager

Call to Order: CR called the meeting to order at 7:16pm.

Approval of Agenda: Motioned by CE, seconded by PH and passed unanimously.

Open Forum: JB and DL gave an update on the Montfair development and the recent public hearing. The developers are trying to get the zoning changed to build townhomes between Beauregard Estates and Sycolin Rd. The 7th submission to the planning committee is coming up next. For now JB will continue to monitor the website and the HOA and homeowners will send more emails in response to the next submission to the planning committee. In addition, the HOA may send an official representative to the next meeting.

Secretaries Report: MO reported there was no minutes from the last meeting on 3/17/17 as there was no quorum.

Treasurers Report: PH reported finances in good shape. No money has been collected yet from the Fort Beauregard road assessment increase. LR will check into that and report back. LR will also send PH the bills from the tree maintenance. Budget is a little tighter this year with increased expenses. PH will monitor.

Old Business: No late fees have been assessed due to the late billing of HOA fees as the system was being switched over to the new one. The problem has been corrected for the next billing cycle.

CR mentioned there is a tree on Fortress that has been mulched excessively. LR will call Heritage to address the issue. CR fixed the road signs that were in need of attention. LR reported a massive water issue at the entrance to Beauregard that affected Fort Beauregard. The issue was taken care of by the County.

DL mentioned the speeding problem and cars not stopping at Beauregard/Fortress stop sign. More signage and best ways to slow cars down was discussed. LR will look for sign samples.

CR reported that May 1-4, 2017 Pro Pave will be sealing the foot path and fixing any areas that were missed. LR to speak with the company regarding this as well as send an email to neighborhood regarding the upcoming work.

Need updated emails for neighborhood. LR will include a request for emails on the next HOA bill.

New Business: The upcoming paving project was discussed. PH commented that it needs to be done in phases per the reserve study. LR will work on getting three bids so it might be possible to start a section this year.

Executive Session: CR motioned to go into Executive Session at 8:30pm, seconded by DL. Motion passed unanimously. Delinquent accounts were discussed. Registered letters to those more than 90 days delinquent will be sent. CR motioned to come out of executive session, at 8:45pm seconded by PH and passed unanimously.

Scheduling: The Annual Meeting will be held on Tuesday, June 20, 2017 at Tuscarora Park at 7pm. LR will send out notices to the neighborhood.

Adjournment: CR motioned to adjourn the meeting, seconded by CE. Motion passed unanimously and the meeting was adjourned at 8:55pm.