

Village Gate Homeowners Association, Inc.

Meeting Minutes

JULY 12, 2023

Evangeline Coleman called the meeting to order at 7:01 PM. The meeting was hosted at Cavalier Management's office, located at 17739 Main Street, Suite 340, Dumfries, VA 22026. There was also a Zoom option.

Quorum was established - all 8 board members in attendance:

In person: Evangeline Coleman, Cecil Cobb, Janet Heath, Wayne Smith, Dan Cullinane (management)

Via Zoom: Ana Carranza, David Hernandez, Mohammad Mia, Harold Simmons, Jill Cullinane (management)

Homeowners/guests in attendance: None

Election of Officers

- **PRESIDENT**
 - Motion to elect Evangeline Coleman as President: Janet Heath. Seconded by: Wayne Smith. Motion passed unanimously.
- **VICE PRESIDENT**
 - Motion to elect Mohammad Mia as Vice President: David Hernandez. Seconded by: Janet Heath. Motion passed unanimously.
- **SECRETARY**
 - Motion to elect Wayne Smith as Secretary: Janet Heath. Seconded by: Mohammad Mia. Motion passed unanimously.
- **TREASURER**
 - Motion to elect Janet Heath as Treasurer, to include being a signer on the two TD Bank Accounts (-4665 and -4756): Evangeline Coleman. Seconded by: Cecil Cobb. Motion passed unanimously.
- **MEMBER-AT-LARGE**
 - Cecil Cobb, David Hernandez, Ana Carranza, Harold Simmons accepted positions as Member-At-Large.
- **ARCHITECTURAL CHAIR**
 - Ana Carranza resigns from Architectural Chair, effective immediately.
 - Motion to elect Cecil Cobb as Architectural Committee Chair: David Hernandez. Seconded by: Harold Simmons. Motion passed unanimously.

Approval of the June 10, 2023 Meeting Minutes

- Motion to approve as read: David Hernandez. Seconded by: Ana Carranza. Motion passed unanimously.

Financials

- Cavalier Management presented the June 2023 financials, to include the Balance Sheet and Profit & Loss Budget vs Actual. Management informed the Board that moving forward, all vendor invoices will be emailed to Evangeline Coleman for approval.

Executive Session - Delinquent Balances Hearings

- Motion to go into Executive Session at 7:35 PM: Janet Heath. Seconded by: Cecil Cobb. Motion passed unanimously.

- Motion to adjourn Executive Session and return to Regular Session at 7:49 PM: Evangeline Coleman. Seconded by: Mohammad Mia. Motion passed unanimously.
- Motion to suspend parking privileges in accordance with the governing documents for Lots 054, 082, 083, 135: Evangeline Coleman. Seconded by Janet Heath. Motion passed unanimously.

Sign Install Proposal RE: NO playing in the parking lots

- Motion to approve the installation of one (1) sign to be properly anchored to the wall, not to exceed \$200.00 for installation and cost of sign: Janet Heath. Seconded by Wayne Smith. Motion passed unanimously.

Sidewalk Repair Proposals

- Three proposals were presented/reviewed: Finley (\$30,875.00), Dominion Paving & Sealing (\$24,608.00), Espina (\$24,850.00).
- Motion to approve Dominion Paving & Sealing sidewalk repair proposal, \$24,608.00: Janet Heath. Seconded by Mohammad Mia. Motion passed unanimously.

Old/New Business

- The following items were discussed: trash issues and reminding residents of trash rules, pricing for a Porter/Grounds Cleaner, install of more signs/inventory signs throughout community, status of newsletter, chain link fence behind the playground that has fallen and plans to repair vs remove, landscaper has been out to spray, posts from bench at playground are a safety concern, correcting tree work that wasn't completed, Board walk-arounds, Dominion Energy lights that have been out and Dominion being unresponsive, various minor architectural issues throughout the community
- Motion to repair bench at playground where only the posts remain, to not exceed \$200.00: Janet Heath. Seconded by David Hernandez. Motion passed unanimously.

Next Board Meeting: August 16, 2023 at 7pm, Zoom only.

Motion to Adjourn @ 8:34 pm made by David Hernandez, Seconded by: Janet Heath, Motion passed unanimously.

Approved by unanimous vote of the Board of Directors at the AUGUST 16, 2023 Board Meeting