

Village Gate Homeowners Association, Inc.

Meeting Minutes
AUGUST 16, 2023

Evangeline Coleman called the meeting to order at 7:04 PM. The meeting was hosted on Zoom.

Quorum was established - all 8 board members in attendance:

1. Ana Carranza
2. Cecil Cobb
3. Evangeline Coleman
4. Janet Heath
5. David Hernandez
6. Mohammad Mia
7. Harold Simmons
8. Wayne Smith

Management in attendance:
Dan Cullinane, Jill Cullinane

Homeowners/guests in attendance:
Jeannie Lenae Diggs & Tyree Diggs

Approval of the July 12, 2023 Meeting Minutes

- Motion to approve as read: Janet Heath. Seconded by: Mohammad Mia. Motion passed unanimously.

Financials

- Cavalier Management presented the July 2023 financials, to include the Balance Sheet and Profit & Loss Budget vs Actual. Management reported that \$4,379.00 in delinquent dues has been collected in the last 60 days.
- Motion to approve financials as read: Janet Heath. Seconded by: David Hernandez. Motion passed unanimously.

Homeowners Forum

- Jeannie Lenae Diggs & Tyree Diggs spoke about the recent damage caused from two trees falling from 16613 Fern. These trees were in the rear of the property and fell over common area and two neighboring properties. Safety concerns are a priority. Parking issues were also discussed.
- Board members will distribute Trash Reminders flyers door-to-door.

Executive Session

- Motion to go into Executive Session at 7:14 PM: David Hernandez. Seconded by Cecil Cobb. Motion passed unanimously.
- Motion to come out of Executive Session at 7:33 PM: Evangeline Coleman. Seconded by Cecil Cobb. Motion passed unanimously.

Motion to give 16613 Fern seven (7) days to clean up the common area or the association will do the cleanup and bill back to 16613 Fern: Janet Heath. Seconded by Cecil Cobb. Motion passed unanimously.

Executive Session

- Motion to go into Executive Session at 7:47 PM: Wayne Smith. Seconded by Evangeline Coleman. Motion passed unanimously.
- Motion to come out of Executive Session at 8:03 PM: Evangeline Coleman. Seconded by Cecil Cobb. Motion passed unanimously.

Motion to AMEND the prior motion (give 16613 Fern seven (7) days to clean up the common area or the association will do the cleanup and bill back to 16613 Fern) to: the association will clean up the trees/debris from common area only ASAP and bill back to 16613 Fern: Janet Heath. Seconded by Mohammad Mia. Motion passed unanimously.

- Motion to approve proposal, not to exceed \$3000.00, to remove trees/debris from common area only, to include hauling away: Harold Simmons. Seconded by Janet Heath. Motion passed unanimously.

Grounds Maintenance Contracts

- Two proposals were presented/reviewed: World Cleaning & Restoration (\$700/month), Evergreen Cleaning Services (\$900/month), Guzman was solicited but did not respond.
- Motion to approve World Cleaning & Restoration for 1 year at \$700/month at once/week service: Cecil Cobb. Seconded by Evangeline Coleman. Motion passed unanimously.

Sign Install/Repair Proposals

- Pricing for signs: \$321.10, not including tax or shipping
- Two proposals for sign install/repair were presented/reviewed, which included additional work: World Cleaning & Restoration (\$1580.00), Pentagon Construction (\$4530.00)
- Motion to approve price of signs (\$321.10, not including tax or shipping) and World Cleaning & Restoration to do the sign install/repair, not to exceed \$2000.00 total project: David Hernandez. Seconded by Harold Simmons. Vote: 7-YES, 1-NO. Motion passed by majority vote.

Fence Repairs Proposals (Chain link fence behind playground that has fallen)

- Two proposals were presented/reviewed for repairs only: World Cleaning & Restoration (\$5230.00) and Pentagon Construction (\$8700.00).
- Motion to have management get proposals from World Cleaning & Restoration and Pentagon Construction to remove fence; If proposal to remove is less than repair proposal, move forward with removal with less expensive proposal: Wayne Smith. Seconded by Evangeline Coleman. Motion passed unanimously.

New Business

- Management will have snow contract proposals for September meeting. Association is responsible for parking lots and steps only. Use Ice Melt, not salt.
- Effective Jan 2024, PWC Landfill will be instituting 2 new fees. Disposal Services will be charging a \$40 "tipping fee", which means they are proposing a \$5/unit/month increase or \$910/month increase. Fees are negotiable per their contract.
- 2024 Budget prep has started.

Next Board Meeting: September 13, 2023 at 7pm, Cavalier Management's office and Zoom.

Motion to Adjourn @ 8:51 pm made by David Hernandez, Seconded by: Mohammad Mia, Motion passed unanimously.

Approved by unanimous vote of the Board of Directors at the SEPTEMBER 13, 2023 Board Meeting.