

Village Gate Homeowners Association, Inc.

Meeting Minutes

October 11, 2023

Evangeline Coleman called the meeting to order at 7:00 PM. The meeting was hosted on Zoom and at the office of Cavalier Management.

Quorum was established - 7 board members in attendance:

1. Ana Carranza (Zoom)
2. Cecil Cobb (In person)
3. Evangeline Coleman (In person)
4. Janet Heath (In person)
5. Wayne Smith (Zoom)
6. Mohammad Mia (Zoom)
7. Harold Simmons (Zoom)

Management in attendance: Dan Cullinane, Jill Cullinane

Homeowners/guests in attendance: Henry Chavez, Jeannie/Tyree Diggs

Approval of September 13, 2023 Meeting minutes

Motion to approve with correction to the number of board members in attendance (only 7 board members were in attendance, not 8: Janet Heath. Seconded by: Mohammad Mia. Motion passed unanimously.

Executive Session - Hearing

Motion to go into Executive Session at 7:02 PM: Evangeline Coleman. Seconded by: Janet Heath.

Motion passed unanimously.

Motion to come out of Executive Session at 7:11 PM: Janet Heath. Seconded: Cecil Cobb. Motion passed unanimously.

Lot 100: Motion to suspend parking for 60 days: Evangeline Coleman. Seconded: Janet Heath. Motion passed unanimously.

2024 BUDGET

- The Board reviewed and discussed the 2024 proposed budget, proposing 0%, 2.5%, and 5% increases in dues.
- Motion to increase the 2024 dues by ~3%, or \$185.00/quarter: Janet Heath. Seconded by: Cecil Cobb. Motion passed unanimously.

Financials

- Management will be emailing the September 2023 financials, to include the Balance Sheet and Profit & Loss Budget vs Actual, to the Board by the end of the week.

Snow Contract FY 2023/2024

- Guzman and Company and HBSB LLC, DBA Mitchell Tree Service were the only two vendors to

submit proposals. The Board reviewed and discussed both proposals.

- Motion to approve Snow Removal Services contract with HBSB LLC, DBA Mitchell Tree Service FY 2023/2024: Janet Heath. Seconded by: Harold Simmons. Vote: Yes-6, No-1. Motion passed by majority vote.

Towing

- 9 vehicles were towed in September

Homeowners Forum

- There was discussion regarding the following: need for larger/more visible stop signs, speeding throughout the community, installing speed bumps.

Executive Session

Motion to go into Executive Session at 7:36 PM: Evangeline Coleman. Seconded by: Cecil Cobb.

Motion passed unanimously.

Motion to come out of Executive Session at 7:46 PM: Janet Heath. Seconded: Evangeline Coleman.

Motion passed unanimously.

Motion that Board Members pay full dues amount, starting January 2024, no exemption: Cecil Cobb.

Seconded: Wayne Smith. Vote: Yes-6, No-1. Motion passed by majority vote.

New Business

- Dead tree by playground to be removed, minor architectural violations throughout the community, illegal dumping is an on-going issue.

Next Board Meeting: November 15, 2023 at 7pm, Zoom only.

Motion to Adjourn @ 8:14 pm made by Evangeline Coleman. Seconded by: Janet Heath, Motion passed unanimously.

Approved by unanimous vote of the Board of Directors at the NOVEMBER 15, 2023 Board Meeting.