

Village Gate Homeowners Association, Inc.

Meeting Minutes

JULY 10, 2024

Evangeline Coleman made a motion to call the meeting to order at 7:03 PM. Seconded by Janet Heath. Motion passed unanimously. The meeting was held at Cavalier Management's office (17739 Main Street, Suite 340, Dumfries, VA 22026), with a Zoom option.

Quorum was established - 5 board members in attendance at the time of establishing quorum:

1. David Hernandez - BY ZOOM
2. Evangeline Coleman - IN PERSON
3. Janet Heath - IN PERSON
4. Cecil Cobb - BY ZOOM
5. Harold Simmons - BY ZOOM

Management in attendance: Dan Cullinane, Jill Cullinane

Homeowners/guests in attendance: None

Approval of May 15, 2024 and June 22, 2024 Meeting Minutes

Motion to approve: Janet Heath. Seconded by: David Hernandez. Motion passed unanimously.

Financials/Treasurer's Report

- Manager, Dan Cullinane, presented the June 2024 financials, to include the Balance Sheet and Profit & Loss Budget vs Actual. Final balance payment to Dominion Paving for \$66,895.00 is not included in the June financials, but will appear on the July financials. Evangeline Coleman also transferred \$10,000.00 from the Savings to Checking on July 10, 2024 to make sure the account is funded. Motion to approve Financials/Treasurer's Report as read: Janet Heath, Seconded by: David Hernandez. Motion passed unanimously.
- Hearings for delinquent balances will take place in the 4th quarter.

New Business

- Reimbursements:
 - \$260.00 for 2024 Annual Meeting food: Motion to approve reimbursement payable to Cecil Cobb: David Hernandez, Seconded by: Evangeline Coleman. Motion passed unanimously.
 - \$50.00 to pass out flyers regarding the recent paving: Motion to approve reimbursement payable to Cecil Cobb, with the understanding that future expenses need to be approved by the Board beforehand: David Hernandez, Seconded by: Evangeline Coleman. Motion passed unanimously.
- Rodent Proposal - Board to table until August meeting, management to obtain 2 more proposals.
- Architectural (Fall) Inspection Proposal, Cavalier Management, \$4,550.00
 - Motion to approve Cavalier Management's Architectural (Fall) Inspection Proposal, \$4,550.00: Cecil Cobb, Seconded by: Janet Heath. Motion passed unanimously.

- The first inspection will take place in September, with hearings in November. Cecil, Janet, and Evangeline will walk with Dan.

Trash Flyers

- Motion to mail flyer to all owners **and** tenants reminding them of the following items below: David Hernandez, Seconded by: Cecil Cobb. Motion passed unanimously.
 - Trash pick up days/times
 - Trash is being put out at wrong times and is causing rats, will result in fines and may result in loss of parking
 - Notify owners about Fall Architectural Inspection
 - Upcoming: New Parking Rules

Parking Changes

- Board reviewed/discussed Policy Resolution#08-2024: Parking Rules & Regulations and made changes/updates. Management will draft an updated Resolution for the board to review/vote via Action Without Meeting.
- Management will have pricing options for new parking stickers and hang tags for August meeting.

June Tow List

- 12 vehicles towed from 6/3/24 to 6/23/24

Remaining 2024 Board Meeting Schedule @ 7pm

AUGUST 14, 2024 (2nd Wed) (ZOOM ONLY)

SEPTEMBER 11, 2024 (2nd Wed) (Cavalier Office with Zoom option)

OCTOBER 9, 2024 (2nd Wed) (Cavalier Office with Zoom option)

NOVEMBER 13, 2024 (2nd Wed) (ZOOM ONLY)

NO DECEMBER MEETING

Motion to Adjourn @ 8:38pm made by Evangeline Coleman. Seconded by: Janet Heath. Motion passed unanimously.

Approved by unanimous vote of the Board of Directors at the August 14, 2024 Board Meeting.