

Village Gate Homeowners Association, Inc.

Meeting Minutes
AUGUST 14, 2024

Evangeline Coleman made a motion to call the meeting to order at 7:04 PM. Seconded by Janet Heath. Motion passed unanimously. The meeting was hosted on Zoom.

Quorum was established - 6 board members in attendance at the time of establishing quorum:

1. Evangeline Coleman
2. Janet Heath
3. Ana Carranza
4. David Hernandez
5. Mohammad "Selim" Mia
6. Cecil Cobb

Management in attendance: Dan Cullinane, Jill Cullinane

Homeowners/guests in attendance: None

Approval of July 10, 2024 Meeting Minutes

Motion to approve: Mohammad "Selim" Mia. Seconded by: Cecil Cobb. Motion passed unanimously.

Financials/Treasurer's Report

- Manager, Dan Cullinane, presented the July 2024 financials, to include the Balance Sheet and Profit & Loss Budget vs Actual. Motion to approve Financials/Treasurer's Report as read: Janet Heath, Seconded by: Evangeline Coleman. Motion passed unanimously.
- Attorney status report was reviewed: 6 accounts are open and sent demand letters in March with a deadline of Oct. 15, 2024.
- Hearings for delinquent balances will take place in the 4th quarter.

New Business

- Rodent Proposals: The board was presented with three proposals, ranging from \$9100 to \$11,625 for the first year. The Board agreed to decline and focus on individual violations and issuing fines.
- 16561 Royal Tree trimming request proposal: The Board would like to inspect the issue before moving forward with any action.
- Georgetown Bench Proposal: Replace 2 new benches on Georgetown
 - A Board member will do the repairs within the next month, otherwise, the board will have them removed.
- New Parking Pass Cost, \$837.20 (not including fees/taxes/shipping)
 - Motion to approve purchase, in green: Cecil Cobb, Seconded by: Janet Heath. Motion passed unanimously.
- Sign Installation Invoice Approval: WC&R, INV. 07172024, \$1175.00
 - Motion to approve: Janet Heath, Seconded by: David Hernandez. Motion passed unanimously.

- Fence Removal vs Replacement: Section of fencing between 16566 Sherwood and 2872 Beechtree
 - Board would like three proposals for a new fence and cost from landscapers to weed/spray around the fence area since it is not included in the landscaping contract.

Parking Changes

- Board reviewed/discussed Policy Resolution#08-2024: Parking Rules & Regulations
 - Motion to approve/adopt: Janet Heath, Seconded by: Cecil Cobb. Motion passed unanimously.

Architectural Inspections

- Management will start the Architectural Inspections at the beginning of September.

Remaining 2024 Board Meeting Schedule @ 7pm

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 @ 8:28pm made by Janet Heath. Seconded by: Mohammad "Selim" Mia. Motion passed unanimously.

Approved by unanimous vote of the Board of Directors at the SEPTEMBER 11, 2024 Board Meeting.