

Village Gate Homeowners Association, Inc.

Meeting Minutes
SEPTEMBER 11, 2024

Evangeline Coleman made a motion to call the meeting to order at 7:05 PM. Seconded by Janet Heath. Motion passed unanimously. The meeting was hosted on Zoom.

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

1. Evangeline Coleman - IN PERSON
2. Janet Heath - IN PERSON
3. Ana Carranza - ZOOM AT 7:25PM
4. David Hernandez - ZOOM
5. Mohammad "Selim" Mia - ZOOM
6. Cecil Cobb - ZOOM AT 7:52PM
7. Wayne Smith - ABSENT
8. Harrold Simmons - ZOOM

Management in attendance: Dan Cullinane (in person), Jill Cullinane (Zoom)

Homeowners/guests in attendance: Lenina Castro, Abdessamad Khassif

Approval of August 14, 2024 Meeting Minutes

Motion to approve: Janet Heath. Seconded by: Harrold Simmons. Motion passed unanimously.

Financials/Treasurer's Report

- Manager, Dan Cullinane, presented the August 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.
- Hearings for delinquent balances will take place in October.

Motion to go into Executive Session to discuss individual account balances at 7:15pm: Janet Heath.

Seconded by: Evangeline Coleman. Motion passed unanimously.

Motion to come out of Executive Session at 7:24pm: Evangeline Coleman. Seconded by: Janet Heath.

Motion passed unanimously.

Lot 126 Request:

Motion to approve request as long as the plants in question are gone after this year and do not grow back: Evangeline Coleman. Seconded by: Janet heath. Motion passed unanimously.

Homeowners Forum

The following issues were discussed: rodents/pest control, trash violations, parking enforcement, safety, rules enforcement.

New Business

2025 Proposed Budget

Management presented the 2025 Proposed Budget, proposing a 0%, 2.5%, and 5% increase in dues. Management also presented the June 2024 Consumer Price Index showing a 3.3% increase. Motion to approve a ~3.3% increase (\$24/year increase or \$6/quarter increase) in the 2025 dues, or \$764.00/year, \$191/quarter, \$139,048 yearly income: David Hernandez. Seconded by: Harrold Simmons. Motion passed unanimously.

Operations Update

Management provided updates regarding:

- Tot lots/playground equipment in need of repairs/possible replacement. Board agrees to inspect it and try to repair what's there.
- Fence down at Powell - Management has been in constant contact with insurance agent. Agent advised management to not touch anything until they can complete their assessment, which should conclude this week.
- Architectural inspections are underway - a little over half to still complete, which will be completed next week.
- New parking passes will be issued in October.
- There will be parking suspension hearings in October for delinquent accounts.

There was also discussion regarding board members not attending board meetings. Motion to remove Wayne Smith from his Officer position as Secretary, but to remain on the Board of Directors due to missing the 2024 Annual Meeting and the June, July, August, and September 2024 Board Meetings: Evangeline Coleman. Seconded by: Cecil Cobb. Motion passed unanimously.

Remaining 2024 Board Meeting Schedule @ 7pm

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

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

NO DECEMBER MEETING

Motion to Adjourn @ 8:42pm made by Cecil Cobb. Seconded by: Harrold Simmons. Motion passed unanimously.

Approved by unanimous vote of the Board of Directors at the October 9, 2024 Board Meeting.