

Village Gate Homeowners Association, Inc.

Meeting Minutes
NOVEMBER 13, 2024

Evangeline Coleman made a motion to call the meeting to order at 7:02 PM. Seconded by Janet Heath. Motion passed unanimously. The meeting was hosted on Zoom.

Quorum was established - 7 board members in attendance at the time of establishing quorum:

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| <ol style="list-style-type: none"> 1. Evangeline Coleman 2. Janet Heath 3. David Hernandez 4. Mohammad "Selim" Mia 5. Cecil Cob 6. Wayne Smith 7. Harrold Simmons | <p>Management in attendance: Dan Cullinane</p> <p>Homeowners/guests in attendance: None</p> |
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Approval of October 9, 2024 Meeting Minutes

Motion to approve: Janet Heath. Seconded by: Mohammad "Selim" Mia. Motion passed unanimously.

Financials/Treasurer's Report

- The October 2024 financials were presented by management, 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.

Executive Session

Motion to go into Executive Session to discuss a Lease/Rental issue at 7:47pm: Evangeline Coleman.

Seconded by: David Hernandez. Motion passed unanimously.

Motion to come out of Executive Session at 8:01pm: David Hernandez. Seconded by: Janet Heath.

Motion passed unanimously.

Motion to fine \$10/day for up to 90 days, beginning December 1, 2024 for Lot 085: Evangeline Coleman.

Seconded by: Cecil Cobb. Motion passed unanimously.

New Business

- Tree proposals (2) for Fall Tree Work were reviewed. Motion to approve Town & Country Landscaping, Inc. tree proposal, Estimate#: 11-21121, \$4050.00: Evangeline Coleman. Seconded by: Wayne Smith. Motion passed unanimously.
- Retaining Wall by Sherwood: Management will have three proposals to repair the retaining wall for the January meeting.
- Fence at Pheasant: Management will obtain three proposals, Fence must have posts that are 6'x6' and 8' high.
- For January Board packet: include the latest reserve study.

- Architectural Modification Applications:
 - Lot 109: Board unanimously approved color change to the siding and shutters and denied the use of Hardiplank to replace the roof shingles.
 - Lot 119: Board unanimously approved the front yard fence and denied the awning request.
- Motion to approve the towing company issuing 72 hours warning stickers for dead registration and inspection stickers before towing: David Hernandez. Seconded by: Harrold Simmons. Motion passed unanimously.

Homeowners Forum

None

Remaining 2024 Board Meeting Schedule @ 7pm

NO DECEMBER MEETING

2025 Board Meeting Schedule

Motion to approve the 2025 Board Meeting Schedule below (with change to Jan 2025 meeting date), with a 7pm start time: Evangeline Coleman. Seconded by: Cecil Cobb. Motion passed unanimously.

JANUARY 15, 2025 (3rd Wed), Zoom only ****CHANGE TO JAN 8, 2025, ZOOM ONLY****

FEBRUARY 12, 2025 (2nd Wed), Cavalier Office with Zoom option

MARCH 12, 2025 (2nd Wed), ZOOM ONLY - Discuss Annual Meeting & Spring Cleanup

APRIL 9, 2025 (2nd Wed), Cavalier Office with Zoom option

MAY 14, 2025 (2nd Wed), ZOOM ONLY

2025 ANNUAL MEETING WITH BOARD MEETING TO FOLLOW

→ SATURDAY, JUNE 21, 2025, 2 PM, FERLAZZO BUILDING CAFETERIA

(15941 Donald Curtis Dr., Woodbridge, VA 22191) ****Pending approval from Ferlazzo Building****

JULY 9, 2025 (2nd Wed), Cavalier Office with Zoom option

AUGUST 13, 2025 (2nd Wed), ZOOM ONLY

SEPTEMBER 10, 2025 (2nd Wed), ZOOM ONLY

OCTOBER 8, 2025 (2nd Wed), Cavalier Office with Zoom option

NOVEMBER 12, 2025 (2nd Wed), ZOOM ONLY

NO DECEMBER MEETING

Motion to Adjourn @ 8:40pm made by David Hernandez Seconded by: Mohammad Mia. Motion passed unanimously.

Approved by unanimous vote of the Board of Directors at the JANUARY 8, 2025 Board Meeting.