

# **Village Gate Homeowners Association, Inc.**

Meeting Minutes

APRIL 9, 2025

Evangeline Coleman made a motion to call the meeting to order at 7:01 PM. Seconded by Janet Heath. Motion passed unanimously. The meeting was located at Cavalier Management's office, 17739 Main Street, Suite 340, Dumfries, VA 22026 and also hosted on Zoom.

Quorum was established - 8 board members in attendance at the time of establishing quorum:

1. Evangeline Coleman, in person
2. Janet Heath, in person
3. Ana Carranza, Zoom
4. Harrold Simmons, Zoom
5. David Hernandez, Zoom
6. Mohammad S Mia, Zoom
7. Cecil Cobb, in person
8. Wayne Smith, in person

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

Homeowners/guests in attendance:

1. DORIA LUCERO, IN PERSON
2. Virginia Rosemary Flores, IN PERSON
3. Marta Mendoza, IN PERSON
4. STEVE STARKEY, ZOOM
5. Victoria J Sanchez, ZOOM
6. RACHID OUSTOUK, ZOOM
7. 5712283748, ZOOM
8. DANIEL TAGOE, ZOOM
9. PETER ARAM, ZOOM (left early)

Approval of March 12, 2025 Meeting Minutes

Motion to approve: Janet Heath. Seconded by: Cecil Cobb. Motion passed unanimously.

Financials/Treasurer's Report

- The March 2025 financials were tabled until the May meeting so the board can have time to review.

Executive Session: Hearings - For architectural inspections

Motion to go into Executive Session at 7:10 pm: Janet Heath. Seconded by: David Hernandez. Motion passed unanimously.

Motion to come out of Executive Session at 8:18 pm: Janet Heath. Seconded by: Harrold Simmons. Motion passed unanimously.

Hearing Results

- Motion to grant extensions until 5/15/25 for the following 25 accounts: Janet Heath. Seconded by: Evangeline Coleman. Motion passed unanimously.
  - Lots: 004, 009, 017, 027, 032, 035, 045, 049, 061, 064, 074, 078, 093, 096, 101, 114, 118, 121, 125, 132, 145, 154, 158, 159, 162

- Motion to suspend the following 29 accounts on April 30, 2025. An extension until 5/15/25 will be granted if the owner makes contact: Evangeline Coleman. Seconded by: Wayne Smith. Motion passed unanimously.
  - Lots: 001, 002, 006, 007, 012, 019, 020, 030, 031, 046, 052, 054, 056, 057, 066, 073, 087, 094, 100, 103, 126, 133, 135, 143, 150, 174, 176, 178, 180
- Motion to reinstate parking for Lot 132 once payment of \$673.50 is received: David Hernandez. Seconded by: Mohammad S Mia. Motion passed unanimously.

Slide Proposal, Playground Specialists, INC., Proposal 33884A, \$2,032.50

- Management informed the board they could only get one proposal because it must come from the original manufacturer, warranties are expired.
- David Hernandez made a motion to approve Playground Specialists, INC., Proposal 33884A, \$2,032.50. Seconded by: Harrold Simmons. Motion passed unanimously.

#### Operations Management Report

- Parking lot painting is scheduled for 5/19/25 at no cost to the association. Dominion Wrecker will be doing the work. Painting on Beechtree, Fern, Sutton, and Patrick Henry. If cars are not moved, will attempt to relocate for \$75 as opposed to towing them to the tow yard.
- The retaining wall has been started.
- Fence at Powell's Creek needs to be corrected so that there is a 6x6 post on both sides.
- Illegal soliciting on common area took place and was addressed by board members who also called the police.

#### 2025 Board Meeting Schedule

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 @ 8:59pm made by Evangeline Coleman. Seconded by: Mohammad S Mia. Motion passed unanimously.

**Approved by unanimous vote of the Board of Directors at the MAY 14, 2025 Board Meeting.**