

Village Gate Homeowners Association, Inc.

Meeting Minutes
AUGUST 13, 2025

Evangeline Coleman made a motion to call the meeting to order at 7:00 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:

1. Evangeline Coleman, PRESENT
2. Janet Heath, PRESENT
3. Ana Carranza, PRESENT
4. Mohammad S Mia, PRESENT
5. Cecil Cobb, PRESENT
6. Ouida Harrison Williams, PRESENT
7. Harrold Simmons, PRESENT
8. David Hernandez, ABSENT

Management in attendance: Dan Cullinane, Jill Cullinane

Homeowners/guests in attendance:

1. Dionne Detouche
2. Antonio Menendez
3. Clint A. Draper

Approval of July 9, 2025 Meeting Minutes

Motion to approve by Janet Heath with the following change from:

Committee to change the ByLaws was formed, to include: Cecil Cobb, Ouida Williams, David Hernandez, Janet Heath, and Evangeline Coleman. Management noted that a ByLaws change/amendment would require a vote by the entire membership, not just the board.

to:

Committee will be formed to review the ByLaws and make any suggestions. Then have the attorney review.

Seconded by: Ouida Harrison Williams. Motion passed unanimously.

Dues Hearings

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

Motion to come out of Executive Session at 8:16 pm: Harrold Simmons. Seconded by: Ouida Harrison Williams. Motion passed unanimously.

Hearing Results

Motion to approve the following hearing results: Ouida Harrison Williams. Seconded by: Harrold Simmons.

Motion passed unanimously.

- Lot 001: Approve submitted payment plan request.
- Lot 033: Payment of \$708.00 must be received by 10/1/25, or parking will be suspended.
- Lot 088: Payment of \$318.00 must be received by 9/1/25 and 4th quarter (\$191) must be received by 11/15/25, or parking will be suspended.
- Lot 157: Payment of \$300.00 must be received by 8/29/25, or parking will be suspended.
- Lot 035: Payment of \$85.00 must be received by 9/1/25 and payment of \$191.00 must be received by 10/31/25, or parking will be suspended.
- Lot 051: Payment of \$191.00 must be received by 10/31/25 or parking will be suspended.

- Lot 111: Payment of \$299.00 must be received by 9/24/25, or parking will be suspended.
- Lot 147: Payment of \$203.00 must be received by 10/31/25, or parking will be suspended.
- Suspend parking, effective 8/27/25, in accordance with the governing documents for the following lots: 017, 058, 065, 068, 091, 096, 115, 134, 135, 143, 153, 159, 168, 171.

Financials/Treasurer's Report

- The July 2025 financials were presented by Janet Heath, to include the Asset Sheet and Bank Account Balances.
- Motion to accept the financials as presented/read: Cecil Cobb. Seconded by: Ouida Harrison Williams. Motion passed unanimously.

Illegal Dumping Proposals (Sherwood)

- Resident of Georgetown HOA has been dumping branches/trees on Village Gate HOA property.
- Motion to approve Evergreen Cleaning Services, Haul/rake area clean (\$95), Landfill disposal fee (\$115), Total: \$210.00: Mohammad S Mia. Seconded by: Janet Heath. Motion passed unanimously.

Sherwood Fence

- A tree branch fell and hit the fence, now the fence is falling over. Board agrees that it just needs to be adjusted/repared. Management to obtain proposals to repair only.

Lot 089 Architectural Request

- Owner is requesting to change the siding to "Flint". Motion to deny "Flint" but approve "Georgian Gray" for the siding: Cecil Cobb. Seconded by: Mohammad S Mia. Motion passed unanimously.
- Owner is requesting to build a shed. Motion to approve as submitted, with the stipulation that shed cannot be higher than the fence: Cecil Cobb. Seconded: Mohammad S Mia. Motion passed unanimously.

For September agenda:

- 2025-2026 Snow Removal: Board would like to go out for bid, for review at September meeting.
- Old Business: Bylaws and Insurance
- Bulletin Board at corner of Patrick Henry and Powell's Creek

For October agenda:

- Landscaping Contract: Board would like to go out for bid, for review at October meeting.
- Holiday Contest

Trash contract expires on 12/31/25 . Board agrees to renew with Disposal Services.

2025 Board Meeting Schedule

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 @ 8:52 pm made by Janet Heath. Seconded by: Mohammed S Mia. Motion passed unanimously.

Approved by unanimous vote of the Board of Directors at the SEPTEMBER 10, 2025 Board Meeting.