

Village Gate Homeowners Association, Inc.

Meeting Minutes
OCTOBER 8, 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, ABSENT
4. Mohammad S Mia, PRESENT
5. Cecil Cobb, PRESENT
6. Ouida Simpson, PRESENT
7. Harold Simmons, PRESENT
8. David Hernandez, PRESENT

Management in attendance: Dan Cullinane

Homeowners/guests in attendance: Lenina Marie Barker Yanez, Ayana Moore

Homeowner Forum

- The following were discussed: Parking issues, Georgetown Village residents parking in Village Gate, trash complaints, rats complaints, management complaints, dues payments.

Approval of September 10, 2025 Meeting Minutes

Motion to approve with the following changes by Janet Heath. Seconded by Ouida Simpson. Motion passed unanimously:

- Update Ouida Harrison Williams to Ouida Simpson
- Add: Send letter to Lot 089 for commercial vehicle changes

Financials/Treasurer's Report

- The September 2025 financials were presented by Janet Heath and Dan Cullinane, to include the Asset Sheet and Bank Account Balances.
- Motion to accept the financials as presented/read: David Hernandez. Seconded by: Janet Heath. Motion passed unanimously.

OLD BUSINESS

- 2026 Budget: Tabled until November board meeting.
- Janet Heath made a motion to tag cars for dead tags with a 72-hour warning notice. Harold Simmons seconded the motion. Vote: Yes-6, No-1. Motion passed by majority vote.
- Resale Packets: Board would like a cover page for parking pass information included and to list the President and management information.
- Board would like to contact Georgetown Village regarding dumping.

NEW BUSINESS

- Fence Removal Proposals were reviewed.
 - Evangeline Coleman made a motion to approve CJ's Lawn and Tree Service LLC, Est. 710, \$1695.00. Ouida Simpson seconded the motion. Motion passed unanimously.
- *Insurance reimbursement update was provided: Claim#21490103, Payment of \$4360.00 was issued to Village Gate HOA. Ouida Simpson presented a detailed explanation regarding current insurance coverage.

- 2026 Proposed Meeting Schedule was presented. David Hernandez made a motion to approve as presented. Harold Simmons seconded the motion. Motion passed unanimously.
- Bulletin Boards: David Hernandez made a motion to approve Uline, \$620.00/each, quantity: 3, total (including tax and shipping): \$2157.98. Janet Heath seconded the motion. Motion passed unanimously.
- *Dog station: Board would like a proposal from Evergreen Cleaning Services to include one additional dog station.
- Holiday Contest: Board would like to have a community Holiday Contest with the following prizes: 5 Winners, Visa Gift Cards in the following amounts: \$100, \$75, \$50, \$25, \$25. Further details to be discussed at November meeting.
- *Pest Control Contracts: Board would like updated proposals for review at November meeting.
- Hearing notices will be sent to Lot 133 and Lot 150.

2025 Board Meeting Schedule

NOVEMBER 12, 2025 (2nd Wed), ZOOM ONLY
NO DECEMBER MEETING

2026 Board Meeting Schedule

JANUARY 14, 2026 (2nd Wed), 7 PM, ZOOM ONLY
FEBRUARY 11, 2026 (2nd Wed), 7 PM, Cavalier Office with Zoom option
MARCH 11, 2026 (2nd Wed), 7 PM, ZOOM ONLY - Discuss Annual Meeting & Spring Cleanup
APRIL 8, 2026 (2nd Wed), 7 PM, ZOOM ONLY
MAY 13, 2026 (2nd Wed), 7 PM, ZOOM ONLY
2026 ANNUAL MEETING WITH BOARD MEETING TO FOLLOW
SATURDAY, JUNE 20, 2026, 5 PM, FERLAZZO BUILDING CAFETERIA
(15941 Donald Curtis Dr., Woodbridge, VA 22191)
Board agreed to 5pm at the 7/9/25 board meeting.
****MEETING DATE/LOCATION TO BE CONFIRMED BY FERLAZZO BUILDING****
JULY 8, 2026 (2nd Wed), 7 PM, ZOOM ONLY
AUGUST 12, 2026 (2nd Wed), 7 PM, Cavalier Office with Zoom option
SEPTEMBER 9, 2026 (2nd Wed), 7 PM, Zoom ONLY
OCTOBER 14, 2026 (2nd Wed), 7 PM, Cavalier Office with Zoom option
NOVEMBER 18, 2026 (3rd Wed), 5 PM, ZOOM ONLY
(1st Wed is SLC's Annual, 2nd Wed is Veterans Day, 3rd Wed at 7:30 pm is SLREC's board meeting, 4th Wed is the day before Thanksgiving)
NO DECEMBER MEETING

Motion to Adjourn @ 8:43 pm made by Ouida Simpson. Seconded by: David Hernandez. Motion passed unanimously.

***Approved by unanimous vote of the Board of Directors at the NOVEMBER 12, 2025 Board Meeting, with the following changes:**

HOA insurance

Ouida discussed insurance reimbursement in the amount of \$4,360 for previously denied October 2024 fence claim. Detail of conversations with the insurance company were requested by the Treasurer and will be emailed to all Board members.

Dog waste stations were discussed. Harold volunteered to look into options & costs for the next meeting.

Pest control: following extensive discussion about rats in the neighborhood, Management will obtain one proposal for budgeting purposes/Board review.