

Village Gate Homeowners Association, Inc.

Meeting Minutes
SEPTEMBER 10, 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 hosted on Zoom.

Quorum was established - 8 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
*Update Ouida Harrison Williams to Ouida Simpson
7. Harrold Simmons, PRESENT
8. David Hernandez, PRESENT

Management in attendance: Dan Cullinane

Homeowners/guests in attendance: None

Approval of August 13, 2025 Meeting Minutes

Motion to approve with no changes by Janet Heath. Seconded by Ouida Harrison Williams. Motion passed unanimously.

Financials/Treasurer's Report

- The August 2025 financials were presented by Janet Heath and Dan Cullinane, to include the Asset Sheet and Bank Account Balances. The board had a question regarding a returned payment of \$569.00, which management will follow up with after the meeting.
- Motion to accept the financials as presented/read: Janet Heath. Seconded by: Cecil Cobb. Motion passed unanimously.

OLD BUSINESS

Bylaws Committee

- Ms. Coleman will be setting up a meeting with the committee.

Insurance Meeting

- Board will set a time to meet with the insurance agent via Zoom. Ms. Coleman will coordinate with the other board members.

Bulletin Board

- Management and Board will meet on site next week to discuss location and budget.

Sherwood Fence

- A tree branch fell and hit the fence, now the fence is falling over. Board would like to remove the fence that separates Georgetown Village and Village Gate from Sherwood to 2872 Beechtree - entire fence. Management to obtain proposals.

NEW BUSINESS

Landscaping/Snow Proposals

- For the 2026 snow season, the board would like some sidewalks included.
 - Management and Board to meet next week on site to discuss areas for sidewalks.
- Janet Heath made a motion to approve CJ's Lawn and Tree Service, Snow proposal, November 2025 – March 2026. Seconded by Mohammad S Mia. Motion passed unanimously.
- Janet Heath made a motion to approve CJ's Lawn and Tree Service, Landscaping proposal, January 1, 2026 – December 31, 2026, \$23,500. Seconded by Mohammad S Mia. Motion passed unanimously.

Executive Session - To discuss incident on Village Gate property

Janet Heath made a motion to go into Executive Session at 7:54pm. Seconded by Evangeline Coleman.

Motion passed unanimously.

David Hernandez made a motion to come out of Executive Session at 8:05pm. Seconded by Mohammad S Mia. Motion passed unanimously.

Board discussed forwarding incident to association's attorney and insurance agent. Once resolved, Board agrees to turn parking space into fire lane and remove concrete parking barrier.

Board requests attorney status report for accounts open with their office.

Management to send letter to Lot 132 regarding commercial vehicles and detailing in the parking lot.

*Add: Send letter to Lot 089 for commercial vehicle changes

For October agenda:

- Holiday Contest

2025 Board Meeting Schedule

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

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

NO DECEMBER MEETING

Motion to Adjourn @ 8:26 pm made by Janet Heath. Seconded by: Mohammed S Mia. Motion passed unanimously.

***Approved by unanimous vote of the Board of Directors at the October 8, 2025 Board Meeting, with the following changes:**

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