

Village Gate Homeowners Association, Inc.

Meeting Minutes
NOVEMBER 12, 2025

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:

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

Management in attendance: Dan Cullinane

Homeowners/guests in attendance: None

Homeowner Forum: None

Approval of October 8, 2025 Meeting Minutes

Motion to approve with the following changes by Cecil Cobb. Seconded by Mohammad Mia. Motion passed unanimously:

- 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.

Financials/Treasurer's Report

- The October 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: Ouida Simpson. Seconded by: Mohammad Mia. Motion passed unanimously.

OLD BUSINESS

- 2026 Budget: Motion to raise the 2026 dues to \$800.00/year, and add an expense line item for "Community events - community cookout/yard sale" for \$500.00 by Ouida Simpson. Seconded by Janet Heath. Vote: Yes: Yes-6, No-1. Motion passed by majority vote.
- Pest Control: a proposal was presented/discussed.
- Dog stations: Board would like pricing for purchase, install, and maintenance.
- 2025 Holiday Contest: Motion to approve four categories, as presented and prizes (VISA gift cards: \$100, \$75, \$50, \$25): Evangeline Coleman. Seconded by Janet Heath. Motion passed unanimously. Evangeline Coleman to handle distribution, management to post flyer on website.
- Yard sale/community cookout was discussed to take place the same weekend as when the association provides dumpsters in 2026 for the community in lieu of a holiday party.
- Motion to approve ULINE, Inv. 199919979, \$2157.98: Evangeline Coleman. Seconded by Janet Heath. Motion passed unanimously.

NEW BUSINESS

- PWC New Towing Amendment was discussed, management provided explanation to the board.
- Lot 074: Board selected 7 colors that the homeowner can choose from.

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

NO DECEMBER MEETING

Motion to Adjourn @ 8:22 pm made by Janet Heath. Seconded by: Ouida Simpson. Motion passed unanimously.

Approved by unanimous vote of the Board of Directors at the JANUARY 14, 2026 Board Meeting.