

Village Gate Homeowners Association, Inc.

Meeting Minutes
FEBRUARY 11, 2026

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 located at Cavalier Management's office (17739 Main Street, Suite 340, Dumfries, VA 22026) and hosted on Zoom.

Quorum was established - 8 board members in attendance in person or by Zoom 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 at 7:25pm
7. Harold Simmons, PRESENT
8. David Hernandez, PRESENT

Management in attendance in person: Dan Cullinane

Homeowners/guests in attendance: Khadra & Fathlya Hassan, Laurie Young (Community Resolutions Law Group), Cj Juarez (CJ's Lawn and Tree Service LLC)

Approval of January 14, 2026 Meeting Minutes

Motion to approve with no changes by Cecil Cobb. Seconded by Mohammad Mia. Motion passed unanimously.

Executive Session

Motion to go into Executive Session at 7:05pm by Evangeline Coleman. Seconded by Janet Heath. Motion passed unanimously.

Motion to come out of Executive Session at 7:17pm by Evangeline Coleman. Seconded by Janet Heath. Motion passed unanimously.

There was discussion regarding providing a time stamped picture for trash violations.

Laurie Young discussed the four accounts open at collections and the progress they have made.

CJ's Lawn and Tree Service, Inv. 3646, Snow removal services 1/25/26 to 1/29/26, \$19,030.00

- Cj Juarez was present to discuss/answer any questions regarding Inv. 3646. Cj Juarez agreed to reduce the snow plowing hours from 22 hours to 18 hours, or a decrease from \$11,550.00 to \$9,450.00 (a \$2100.00 reduction). Board requests Cj submit an updated contract.

Financials/Treasurer's Report

- The January 2026 financials were presented by Dan Cullinane, to include the Asset Sheet and Bank Account Balances. The board requests that the four accounts at collections be called to a parking suspension hearing at the March board meeting.
- Motion to accept the financials as presented/read: Evangeline Coleman. Seconded by: Mohammad Mia. Motion passed unanimously.

NEW BUSINESS

- Greenblatt & Veliev Demand Letter regarding a resident fall was discussed. Management informed the board it has been forwarded to the insurance company.
- CJ's Lawn and Tree Service, Estimate 722, Tree planting, \$445.00 was tabled. Board request additional proposals.
- Lot 072 request was discussed and denied by the Board.

2026 Board Meeting Schedule

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 @ 9:01 pm made by Janet Heath. Seconded by: Ouida Simpson. Motion passed unanimously.

Approved by unanimous vote of the Board of Directors at the MARCH 11, 2026 Board Meeting.