

Village Gate Homeowners Association, Inc.

Meeting Minutes

APRIL 8, 2026

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 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
7. Harold Simmons, PRESENT
8. David Hernandez, ABSENT

Management in attendance in person: Dan Cullinane

Homeowners/guests in attendance: Gloria B. Martinez Barahona, Ayana Moore

Approval of March 11, 2026 Meeting Minutes

Motion to approve with the following change* by Janet Heath. Seconded by Mohammad Mia. Motion passed unanimously.

- Manager, Dan Cullinane, read the following into the minutes: Ms. Coleman emailed on 2/19/26 *per the entire Board's approval*: The decision is to pay the snow company the Balance of \$16,630.00. (CJ's Lawn and Tree Service LLC, Inv. 3646, Invoice date: 1/29/26, \$16,630.00, snow removal services.)

Executive Session - Non-Compliance Hearings

Motion to go into Executive Session at 7:04pm by Evangeline Coleman. Seconded by Ouida Simpson. Motion passed unanimously.

Motion to come out of Executive Session at 7:16pm by Ouida Simpson. Seconded by Evangeline Coleman. Motion passed unanimously.

The Board agreed to take no further action or fine Lot 170.

The Board agreed that no fines will be removed for Lot 072.

Homeowner's Forum

- There was discussion regarding rat/rodent issues in the community. A homeowner explained they attended a community expo and asked a pest control company to contact management. The Board explained the rodent issue is primarily a behavioral issue caused by residents not properly disposing of trash and not using the proper containers. The board had previously declined a pest control proposal, but agreed to have a pest management company attend a board meeting to provide recommendations and discuss alternative solutions.

Financials/Treasurer's Report

- The March 2026 financials were presented by Dan Cullinane and Janet Heath, to include the Asset Sheet and Bank Account Balances.
- Motion to accept the financials as presented/read: Janet Heath. Seconded by: Harold Simmons. Motion passed unanimously.

OLD BUSINESS

- Yard waste: due to PWC regulations, yard waste cannot be collected with regular trash pickup. The current trash company is proposing yard waste pickup at \$2.00/unit/month, or an additional \$364/month. Management to research what PWC offers and obtain a proposal from Evergreen Cleaning Services for yard waste services, with further discussion at the May meeting.
- Playground Specialists Inc., Proposal 36317A, \$17,562.00, Slide removal/replacement:
 - Motion to approve Playground Specialists Inc., Proposal 36317A, \$17,562.00, Slide removal/replacement: Evangeline Coleman. Seconded by: Ouida Simpson. Motion passed unanimously. Management to inquire about warranty.
- Pothole repairs: One proposal was discussed, however, the board agreed to table further discussion until additional proposals come in.
- Dumpsters/Community Clean-Up/Cook-out/Yard Sale:
 - Dumpster rental is scheduled for May 1-4, 2026
 - Community Clean-Up is scheduled for May 2, 2026
 - Cookout is scheduled for May 2, 2026 from 11am-3pm
 - Yard Sale is scheduled for May 2, 2026 from 8am-2pm
 - Evangeline Coleman to create a flyer

NEW BUSINESS

- Dog stations: Board briefly discussed researching pricing from Home Depot and Amazon, and to find out what Evergreen Cleaning Services would charge to maintain/install.

2026 Board Meeting Schedule

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 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 @ 8:38 pm made by Ouida Simpson. Seconded by: Janet Heath. Motion passed unanimously.

Approved by unanimous vote of the Board of Directors at the MAY 13, 2026 Board Meeting.