

Village Gate Homeowners Association, Inc.

Meeting Minutes
AUGUST 12, 2026

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

Quorum was established - 7 board members in attendance at the time of establishing quorum, with 1 board member arriving after quorum was established:

1. Evangeline Coleman, PRESENT
2. Janet Heath, PRESENT
3. Ana Carranza, PRESENT at 7:11pm
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: None

Approval of June 20, 2026 and July 8, 2026 Meeting Minutes, with the following correction/addition to the June minutes: There was discussion about the amount the Board may raise dues. Motion to approve by Janet Heath. Seconded by Harold Simmons. Motion passed unanimously.

The Board agreed that for future meetings, if the President is absent, the Secretary should call the meeting to order and run the meeting, with the Vice President serving as backup.

Financials

Dan Cullinane and Janet Heath presented the July 2026 financials, which included review of the monthly expenses and bank account balances. Management mentioned the asphalt/sidewalk work that was recently completed and cost \$16,000.00. Board requests management start providing a breakdown of Evergreen Cleaning invoices, and would like contract fees to be paid with a separate check than extra services. There was also discussion regarding the 2027 budget and a possible 3% dues increase to align with the CPI.

OLD BUSINESS

- CJ's Lawn and Tree Service snow and landscaping contracts: Ouida Simpson made a motion to terminate both snow and landscaping contracts, effective October 1, 2026. Seconded by Cecil Cobb. Motion passed unanimously.
- Brightview Landscape Services: LANDSCAPE SERVICES AGREEMENT, Contract Dates: October 1, 2026 to September 30, 2027; \$23,800 Year 1 (\$1,983.33 Monthly), \$25,464.00 annually 2nd year (\$2,135.00 Monthly)
 - Motion to approve Brightview Landscape Services: LANDSCAPE SERVICES AGREEMENT as presented made by Janet Heath. Seconded by David Hernandez. Motion passed unanimously.
- Brightview Landscape Services: Master Snow Management Agreement, Contract Dates: 11/01/2026 to 04/30/2027
 - Motion to approve Brightview Landscape Services: Master Snow Management Agreement, as presented made by David Hernandez. Seconded by Janet Heath. Motion passed unanimously. Board agreed the Evangeline Coleman will serve as POC during the contract period.

- Parking passes: Board approved the color red and will be distributed in October, with enforcement beginning November 1, 2026.
- Parking issues: covers on cars and parking in fire lanes was discussed.
- Yard waste: Board agreed to not contract for yard waste pickup/disposal.

NEW BUSINESS

- Fence on Georgetown to address trash dumping problems: management to have proposals for September meeting
- Management to provide copy of 2026 Annual Meeting minutes to the board for September meeting

2026 Board Meeting Schedule

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 @ 8:30 pm made by Evangeline Coleman. Seconded by: Ouida Simpson. Motion passed unanimously.

Approved by unanimous vote of the Board of Directors at the SEPTEMBER 9, 2026 Board Meeting.