

**GEORGE MASON FOREST HOMEOWNERS ASSOCIATION
(GMFHOA)
BOARD OF DIRECTORS (BoD) Meeting
January 10, 2022**

Call to order at: 7:30pm

Attendance:

Present: Heather Villavicencio - President
Aaron Middlekauff - Treasurer
Roy De Lauder – Grounds Chairman
Christine Wilson, Julie Reynolds – Board Member
Julie Stewart - Vice President
Fred Knowles - Secretary

Absent: Candyce Astroth - Board Member
Michael Kammerman - Board Member
Cindy Linnebur - Board Member
Laurel Carpenter – Board Member

NOTE: Virtual meeting conducted IAW Commonwealth directive and continuing COVID concerns.

Approval of January Meeting Agenda:

Motion to approve: Fred Second: Roy Approved: Unanimous

Approval of September Meeting Minutes:

Motion to approve: Aaron Second: Julie Approved: Unanimous

OFFICER AND COMMITTEE REPORTS:

President's Report:

Email messages to Association membership
10/16/21 – Halloween Party announcement
10/31/21 – Ashley Manor cul-de-sac social
11/15/21 – Thanksgiving Turkey Trot announcement
12/2/21 – Holiday decoration contest and Manor cul-de-sac social
12/2/21 – update email in previous message
12/14/21 – Manor cul-de-sac social reminder
12/23/21 – Holiday decoration contest winners

Annual meeting status

General Membership meeting – will attempt to find a venue for a March meeting with a possible virtual option
Board members status – all current Board members need a vote to continue. Board will determine who wants to continue and solicit additional candidates as needed.

Treasurer's Report:

Operating account: \$62,803.51
Reserve account: \$89,442.33

Assessment 2022

A discussion about the amount of the assessment included the need to continue adding to the Reserve account and the new budget for 2022.

A motion was made to increase the assessment amount for 2022 to \$275.

Motion – Fred Second – Heather

Further discussion included a quick review of budget specifics. Aaron will send a proposed budget for review and comment and an electronic vote will be made in the next week.

The amount of the assessment increase was 10%, 2% less than allowed by our documents.

The President called for a vote and the motion was approved (Unanimous).

Taxed/Audit—the Board authorized the Treasurer to use the same company as previous years.

Grounds Committee:

Tree fell from one lot onto another and hit the house. Homeowner asked HOA for help/advise. Was informed to contact her insurance company.

Downed tree at Red Spruce entrance (east side) - Roy will contact Professional Grounds for removal.

Social Committee:

Several events were facilitated to include:

Halloween Party

Thanksgiving Turkey Trot

Holiday Decoration contest

Two cul-de-sac socials (Ashley Manor and Manor)

Thanks to the individuals who put these together and

Architectural Control Committee – report attached and sent to the ACC members.

OLD BUSINESS:

Association Directory – a pdf version directory will be emailed to Association membership. The Board is searching for a mass mailing application for this effort. The first edition will include names, addresses and phone numbers only. Future editions may include additional information as the membership desires.

Association Policies and Procedures - currently have 30. Cindy and Roy will review and make recommendations for updating or removing. Continuing.

NEW BUSINESS:

Discussed a request from a homeowner to contract a leaf collection business to vacuum leaves from the curb much as Fairfax City does now. Concerns such as homeowners who currently have services that do this for them should not have to “pay” for something they will not be using; what if a homeowner misses a collection (for whatever reason); how many times will the service be provided, etc. The Association does not contract for any individual home services in the neighborhood and decided to not pursue this effort.

Adjournment: President asked for a motion to adjourn meeting.

Moved: Fred Second: Julie

Approve: Unanimous

Meeting adjourned at: 8:20pm

Next meeting: TBD

Prepared by: Fred Knowles – Secretary, George Mason Forest HOA

DATE: January 10, 2022

TO: GMF HOA BOD

FROM: GMF HOA ACC

SUBJECT: ACTIVITIES REPORT for period September 9, 2021 to January 10, 2022

1. GENERAL ACTIVITIES/COMMON ISSUES: none
2. COMPLAINTS/VIOLATIONS:
 - a. Dumpster on street (labor shortages causing dumpster to remain in driveway) – resolved
 - b. Possible shed construction – resolved
 - c. Car parked in front yard (sent homeowner Fairfax County flyer) – resolved
3. APPLICATION ACTIONS (in order of application, all approved):
 - a. 9993 Ashley Manor Court replace roof
 - b. 10145 Red Spruce Road replace roof
 - c. 10176 Red Spruce Road replace windows
 - d. 10058 Maclura Court paint exterior of house
 - e. 4501 Rachael Manor Drive basement windows
 - f. 9994 Ashley Manor Court replace front walk and extend rear patio 10 feet
 - g. 4512 Nuttall Road landscaping back yard inside fence (no action needed)
 - h. 10151 Red Spruce Road paint front shutters
 - i. 4534 Gilbertson Road replace fence
 - j. 10130 Red Spruce Road replace roof
 - k. 10149 Red Spruce Road replace roof
 - l. 4504 Rachael Manor Drive replace garage doors
 - m. 10000 Manor Place replace front exterior lights
4. PROPERTY INSPECTIONS: none

Fred Knowles
ACC Chair