

**GEORGE MASON FOREST HOMEOWNERS ASSOCIATION
(GMFHOA)
BOARD OF DIRECTORS (BoD) Meeting
March 21, 2022**

Call to order at: 7:30pm

Attendance:

Present: Heather Villavicencio - President
Aaron Middlekauff - Treasurer
Roy De Lauder – Grounds Chairman
Cindy Linnebur - Board Member
Fred Knowles - Secretary
Candyce Astroth - Board Member
Christine Wilson – Board Member

Absent: Julie Stewart - Vice President
Michael Kammerman - Board Member

Homeowners: Claire Orth and Paul Shively
Cynthia Yellen

Approval of March Meeting Agenda:

Motion to approve: Fred Second: Heather Approved: Unanimous

Approval of January Meeting Minutes:

Motion to approve: Heather Second: Aaron Approved: Unanimous

OFFICER AND COMMITTEE REPORTS:

President's Report:

Claire Orth and Paul Shively presented their concerns about the increase in the annual assessment. After discussion the Board agreed that there was a lack of information usually presented at the annual meeting. But, due to the COVID concerns, we have not had that meeting for two years. The Board is working to hold an annual meeting this year and will present the updated briefing normally given. The Board will also need support to update the Five-Year Plan.

Cynthia Yellen presented her concern about children playing in the streets, sidewalks and common areas. The children often cut between houses to access the common areas. Roy will look at the common areas to determine the level of disturbance in the Resource Protected Area. The Board will attempt to facilitate a meeting of the Maclura Court homeowners to discuss the concerns.

Annual meeting status

General Membership meeting – will find a venue for a meeting.

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: \$110,455.64

Reserve account: \$89,442.33

The Board unanimously approved the annual budget and assessment letter electronically on January 21st.

Tax and Audit information has been sent to Dalal.

Motion was made to move \$30,000 to the Reserve account.

Motion: Fred Second: Heather Approved: Unanimous

Grounds Committee:

The Board unanimously approved expenditure of \$2100 to remove a dead tree along Braddock Road electronically on January 26th.

Motion was made to approve \$1750 to remove two trees in the common area behind 4534 Gilbertson that are threat to the house.

Motion: Fred Second: Heather Approved: Unanimous

Motion was made to approve \$4500 to remove a tree in the common area behind 4625 Tapestry that is threat to the house.

Motion: Fred Second: Candyce Approved: Unanimous

Annual Clean Up day was discussed. Roy will align with Earth Day in late April and coordinate with the County for materials they supply. Further details will be publish once finalized.

Social Committee:

A very detailed proposal for an Easter Egg hunt and associated activities was submitted by a homeowner. The Board discussed and will support it. Details will be published on our social media sites, by email and using the entry signs once finalized.

A motion was made to allocate \$500 for the event(s).

Motion: Fred Second: Roy Approved: Unanimous

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 first edition will include names, addresses and phone numbers only. Future editions may include additional information as the membership desires. This effort is being delayed while a mail distribution application is found that can accommodate both the number of Association members and allow attachments to be included in any mailings.

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

NEW BUSINESS:

none

Adjournment: President asked for a motion to adjourn meeting.

Moved: Fred Second: Candyce Approve: Unanimous

Meeting adjourned at: 9:07pm

Next meeting: TBD

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

DATE: March 21, 2022

TO: GMF HOA BOD

FROM: GMF HOA ACC

SUBJECT: ACTIVITIES REPORT for period January 10, 2022 to March 21, 2022

1. GENERAL ACTIVITIES/Common Issues:
 - a. ACC (via email) discussed whole home generators. There is nothing in any of our documents that addresses them. Consensus was that no action is needed by the ACC.
2. COMPLAINTS/Violations:
 - a. Recurring question on duration of large orange dumpster in driveway at Red Spruce curve. Continuing problems with Fairfax County approving internal home structural changes and workers to complete the project.
3. APPLICATION ACTIONS (in order of application, all approved):

a.	10151 Red Spruce	Paint garage doors and panel above garage doors	approved
b.	10058 Maclura	Landscape beside house to reduce erosion	approved
c.	4612 Tapestry	Replace roof	approved
4. PROPERTY INSPECTIONS:
 - a. 10191 Red Spruce cleared
 - b. 4505 Rachael Manor cleared

Fred Knowles
ACC Chair