

**GEORGE MASON FOREST HOMEOWNERS ASSOCIATION
(GMFHOA)
BOARD OF DIRECTORS (BoD) Meeting
September 26, 2022**

Call to order at: 7:00pm

Attendance:

Present: Heather Villavicencio - President
Aaron Middlekauff - Treasurer
Cindy Linnebur - Board Member
Julie Stewart - Vice President
Fred Knowles - Secretary

Absent: Roy DeLauder - Grounds Chairman
Tom Calhoun - Board Member
Candyce Astroth - Board Member

Homeowners: 4514 Gilbertson - Matt Hartman
4516 Gilbertson - Steve Hopkins

Approval of September Meeting Agenda:

Motion to approve: Fred Second: Julie Approved: Unanimous

Approval of July Meeting Minutes:

Motion to approve: Julie Second: Heather Approved: Unanimous

Board agreed to approve minutes by e-mail after iterations for corrections or updates to allow more timely publication on the website.

September meeting minutes approved unanimously by members in attendance through email on 10/7/2022.

OFFICER AND COMMITTEE REPORTS:

President's Report:

E-mail messages sent to Association members:

- 8/16/22 - GMU traffic alert
- 8/22/22 - school year start
- 9/3/22 - community garage sale and neighborhood picnic
- 9/16 and 9/22 - neighborhood picnic signup and reminder

Treasurer's Report:

Operating account: \$56,247.07
Reserve account: \$119,442.33

Grounds Committee:

The two homeowners on either side of the Gilbertson access path to the common area presented compelling discussion that the Association had responsibility for the path and helping to prevent users from shortcutting through their yards.

The Board decided to take the following actions

- Remove current fence on south side of the path.
- Remove the bushes on the north side of the path and repair for grass.
- Install fences on both sides of the path to discourage cutting across the yards on either side.

Social Committee:

Garage Sale was conducted with short notice. Will consider annual sale with better lead time for future.

Picnic had good attendance. Will consider more events throughout the year.

Board unanimously approved an additional \$500 for picnic expenses electronically on August 25.

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

OLD BUSINESS:

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

NEW BUSINESS:

None.

Adjournment: President asked for a motion to adjourn meeting.

Moved: Aaron Second: Cindy Approve: Unanimous

Meeting adjourned at: 8:05pm

Next meeting: November 15 at 7pm Location: fred's house.

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

DATE: September 26, 2022

TO: GMF HOA BOD

FROM: GMF HOA ACC

SUBJECT: ACTIVITIES REPORT for period July 18, 2022 to September 26, 2022

1. GENERAL ACTIVITIES/Common Issues:
 - a. Trash, recycle, yard waste collection.
2. COMPLAINTS/Violations:
 - a. 10013 Manor Place – condition of yard and bush overgrowth on sidewalk.
3. APPLICATION ACTIONS (in order of application, all approved):
 - a. 4536 Gilbertson Road replace roof
4. PROPERTY INSPECTIONS (in order of application, all cleared):
 - a. 10141 Red Spruce Road
 - b. 4535 Gilbertson Road

Fred Knowles
ACC Chair