

**GEORGE MASON FOREST HOMEOWNERS ASSOCIATION
(GMFHOA)
BOARD OF DIRECTORS (BoD) Meeting
November 15, 2022**

Call to order at: 7:00pm

Attendance:

Present: Heather Villavicencio - President
Fred Knowles - Secretary
Cindy Linnebur - Board Member
Julie Stewart - Vice President
Tom Calhoun - Board Member

Absent: Aaron Middlekauff - Treasurer
Candyce Astroth - Board Member
Roy DeLauder - Grounds Chairman

Homeowners: None.

Approval of November Meeting Agenda:

Motion to approve: Fred Second: Cindy Approved: Unanimous

November meeting minutes approved unanimously by members in attendance via email on 11/22/2022.

OFFICER AND COMMITTEE REPORTS:

President's Report:

Start work on 2023 assessment notice and proposed budget. Will get started via email and finalize at next meeting.

E-mail messages sent to Association members:

- 10/6/22 - community trunk or treat announcement
- 11/9/22 - Thanksgiving Turkey Trot

Treasurer's Report:

Operating account: \$52,203.47
Reserve account: \$119,442.33

Request to purchase the Wix email service to disseminate email communications to the community or evaluate another method. Discussion of need to keep community updated on events and business resulted in a motion to move forward with an additional service.

Board voted to approve up to \$175 for purchase of new email services.

Motion: Fred Second: Cindy Approve: unanimous

Tom will update the 5-year plan for presentation at the annual meeting.

Grounds Committee:

Repair of the Gilbertson access path to common area trails approved by unanimous electronic vote on 10/20/22 for \$7,518.28
Work scheduled start on November 18th.

Social Committee:

Turkey Trot with T-shirts available to purchase
Discussion on Holiday Decorating Contest - Julie to work details
Long range plans for next year being explored

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:

Directory update to be sent with the annual assessment notice.

Adjournment: President asked for a motion to adjourn meeting.

Moved: Fred Second: Cindy Approve: Unanimous

Meeting adjourned at: 7:48pm

Next meeting: January 23 at 7pm Location: Heather (10181 Red Spruce Road)

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

DATE: November 15, 2022

TO: GMF HOA BOD

FROM: GMF HOA ACC

SUBJECT: ACTIVITIES REPORT for period September 26, 2022 to November 15, 2022

1. GENERAL ACTIVITIES/Common Issues:
 - a. Trash, recycle, yard waste collection – not aggressively enforcing trash bin storage.
 - b. Orange dumpster on Red Spruce still in use and in compliance. Updates on progress received.
2. COMPLAINTS/Violations: None.
3. APPLICATION ACTIONS (in order of application, all approved):
 - a. 10050 Maclura Court replace deck
4. PROPERTY INSPECTIONS (in order of application, all cleared):
 - a. 10196 Black Rock Court

Note: there have been 11 inspections throughout the Association in 2022

Fred Knowles
ACC Chair