

**GEORGE MASON FOREST HOMEOWNERS ASSOCIATION
(GMFHOA)
BOARD OF DIRECTORS (BoD) Meeting
September 11, 2023**

Call to order at: 7:01pm

Attendance:

Present: Heather Villavicencio - President
Aaron Middlekauff - Treasurer
Roy DeLauder - Grounds Chairman
Tom Calhoun - Board Member
Julie Stewart - Vice President
Fred Knowles - Secretary
Cindy Linnebur - Board Member

Absent: Candyce Astroth - Board Member

Homeowners: None

Approval of September Meeting Agenda:

Motion to approve: Fred Second: Cindy Approved: Unanimous

September meeting minutes approved unanimously by members in attendance via email on September 17

OFFICER AND COMMITTEE REPORTS:

President's Report:

Braddock District Council membership discussed. Fred will talk with the Council Chairman for information. Further action to follow but consensus was to join. We had been a part of the Council but it disbanded during COVID and is now trying to reestablish itself.

New directory will be published in the next couple weeks.

E-mail messages sent to Association members:

- 8/19/23 - back to school celebration
- 8/28/23 - Neighborhood picnic
- 9/7/23 - Neighborhood picnic reminder

Treasurer's Report:

Operating account: \$59,333.96
Reserve account: \$139,442.33

Taxes and audit are complete.

Search for a new insurance company - Aaron will coordinate. We have had poor customer service and communications for a couple years. Information from our Attorney gave us a direction for a new broker.

Allowance for small cost overruns in approved expenditures will be included in the next budget.

Grounds Committee:

Actions approved via unanimous electronic vote:
Tree removal at 4534 Gilbertson for \$875 on 8/5/23

Roy will review the 5-year plan for possible projects in the next year.

Social Committee:

Annual Association picnic budget approved for \$1800 on 8/24/23 by unanimous electronic vote.
Thank you to all of the neighbors who came out for the picnic on 9/9/23!

Potential upcoming events include:

- Halloween party: we need new hosts for the event.
- Diwali
- Fall Fire pit
- Turkey Trot
- Holiday Decorating Contest

If you are interested in helping with any of these events please let us know.

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

Fred will draft ACC Guideline updates and corrections and obtain ACC approval before presentation to Board for consideration. continuing

10199 Black Rock is now a rental with 4 college students (two related) residing in the house.

OLD BUSINESS:

Association Policies and Procedures - currently have 30. Most are not used or are outdated.

Cindy, Roy and Tom will review and make recommendations on which need to be kept and which can be turned into a simple checklist for future use.

NEW BUSINESS:

Next year budget and plan will be formulated at the next meeting.

A homeowner asked about installing a bike rack at the Red Spruce entrance. Because of many questions about this action (liabilities, cost, can we put something that close to Braddock Road without VDOT approval) the Board declined to pursue.

Adjournment: President asked for a motion to adjourn meeting.

Moved: Fred Second: Cindy Approve: Unanimous

Meeting adjourned at: 8:07pm

Next meeting: November 13 7:00pm Location: Heather

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

DATE: September 11, 2023

TO: GMF HOA BOD

FROM: GMF HOA ACC

SUBJECT: ACTIVITIES REPORT for period June 26, 2023 to September 11, 2023

1. GENERAL ACTIVITIES/Common Issues:

- a. Formal violation of yard condition sent to 10013. Progress continuing.
- b. Notices sent to 7 homes: concerns about landscaping. 2 outstanding – will follow-up.

2. COMPLAINTS/Violations:

- a. none

3. APPLICATION ACTIONS (in order of application, all approved):

- a. 10195 Black Rock Court replace windows
- b. 10195 Black Rock Court add portico to front of house
- c. 10126 Red Spruce Road replace deck with trex
- d. 4500 Rachael Manor Drive replace siding, gutters, windows.
- e. 4539 Gilbertson Road replace siding
- f. 9994 Ashley Manor Court replace roof, gutters and downspouts
- g. 10165 Red Spruce Road change color of shutters
- h. 4511 Overcup Court siding, replace French doors in master bedroom and remove balcony

4. PROPERTY INSPECTIONS (in order of application, all cleared):

- a. 10137 Red Spruce Road
- b. 10151 Red Spruce Road

Fred Knowles
ACC Chairman