

**GEORGE MASON FOREST HOMEOWNERS ASSOCIATION  
(GMFHOA)  
BOARD OF DIRECTORS (BoD) Meeting  
September 16, 2024**

**Call to order at:** 7:01pm

**Attendance:**

<b>Present:</b>	Heather Villavicencio - President	Julie Stewart - Vice President
	Aaron Middlekauff – Treasurer	Fred Knowles – Secretary
	Roy DeLauder – Grounds Chairman	Tom Calhoun – Board Member
		Cynthia Yellen – Board Member

**Absent:** Cindy Linnebur - Board Member

**Homeowners:** None

**Approval of September Meeting Agenda:**

Motion to approve: Fred                      Second: Julie                      Approved: Unanimous  
TBD meeting minutes approved unanimously by members in attendance via email on 9/20/24

**OFFICER AND COMMITTEE REPORTS:**

**President’s Report:**

E-mail messages sent to Association members:  
6/28/24 – GMF HOA Bridge Update  
8/15/24 – GMU Fitness Passes for GMF residents  
8/10/24 – Neighborhood picnic  
8/27/24 – ACC message on lot maintenance  
9/5/24 - Neighborhood safety  
9/9/24 – post picnic: grey sweatshirt found

**Treasurer’s Report:**

Operating account:	\$83,061.32
Reserve account:	\$152,938.95

**Secretary’s Report:**

Updated directory to be published soon

**Grounds Committee:**

Actions approved via unanimous electronic vote: none  
Lights at Red Spruce entry signs in process of being repaired

Status of bridges

Tom and Roy presented the findings of their research on the status and possible repair options for our two bridges. The south bridge has been closed since June based on professional engineer recommendations. Companies discussed several options for replacing the bridges. Many restrictions and building codes have changed and been implemented since the original bridges were installed in the 1980’s that will impact our ability to replace them.

The Board discussed at length and due to the expected high cost of replacement to only pursue replacement of one bridge at this time. In support of that, the board decided to undertake a concept study for a:

- recommendation for the best location for replacing one bridge
- recommendation on the value of designing one or two bridge replacements, one of the bridge options would be held for future construction

Future board actions will include in chronological order:

- acting on the two recommendations listed above (2024)
- authorizing design contracts (2024)
- authorizing a construction contract at conclusion of design (2025)

To conduct this concept study will require \$5000 to engage engineering firms. The Board will consider the proposed expenditure and vote electronically.

To continue the study and options will require \$5000 to engage engineering firms. The Board will consider the investment and vote electronically.

**Social Committee:**

The picnic had a great turn out and the weather cooperated this year: great event

Events in planning process (volunteer help welcome) specifics will be sent when finalized:

- Halloween Party – October 27
- Turkey Trot – TBD
- Holiday Decoration contest – TBD
- Possible fire pit gatherings - TBD

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

Correspondence with Attorney about basketball hoops:

The Association/Board has no regulatory authority over what happens on (or is left on) the public streets. So rather than being something that should be in the Association's governing documents, it would instead be something that would require contacting the local VDOT office to report the location of the basketball goal.

**OLD BUSINESS:**

Association Policies and Procedures - currently have 30. Review for currency and use – Cynthia will revive this effort

County trash pickup – continuing

**NEW BUSINESS:**

None.

**Adjournment:** President asked for a motion to adjourn meeting.

Moved: Fred      Second: Cynthia      Approve: Unanimous

Meeting adjourned at: 8:24pm

Next meeting: October 21      Time: 7:00pm      Location: 10181 Red Spruce (Heather)

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

DATE: September 16, 2024

TO: GMF HOA BOD

FROM: GMF HOA ACC

SUBJECT: ACTIVITIES REPORT for period June 20, 2024 to September 16, 2024

1. GENERAL ACTIVITIES/Common Issues:
  - a. One new member asked about needing ACC approval to remove trees in their yard: no ACC action needed.
  - b. Question about a shed in a fenced back yard. Referred to Section 2 para A of ACC Guidelines: "no free standing sheds".
  
2. COMPLAINTS/Concerns:
  - a. Three neighbors emailed about mobile basketball backboards on road, two moved. See discussion in September minutes concerning message traffic with Association attorney.
  
3. APPLICATION ACTIONS (in order of application, all approved):
  - a. 10196 Black Rock Court replace roof
  - b. 4616 Tapestry Drive replace roof
  - c. 10060 Maclura Court replace driveway (VDOT approval conditional and noted)
  - d. 10066 Maclura Court replace front entry door
  - e. 4605 Tapestry Drive replace roof
  - f. 4617 Tapestry Drive refresh deck
  
4. PROPERTY INSPECTIONS (all cleared):
  - a. 4513 Gilbertson Road

Fred Knowles  
ACC Chairman