

**GEORGE MASON FOREST HOMEOWNERS ASSOCIATION
(GMFHOA)
BOARD OF DIRECTORS (BoD) Meeting
October 21, 2024**

Call to order at: 7:00pm

Attendance:

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

Absent: Roy DeLauder - Grounds Chairman

Homeowners: None

Approval of October Meeting Agenda:

Motion to approve: Fred Second: Cindy Approved: Unanimous
October meeting minutes approved unanimously by members in attendance via email on October 29, 2024.

OFFICER AND COMMITTEE REPORTS:

President's Report:

E-mail messages sent to Association members:
9/16/24 - Halloween Party
10/4/24 - directory
10/13/24 - Halloween Party

Vice-President's Report:

See Social Committee report

Treasurer's Report:

Operating account: \$79,919.26
Reserve account: \$152,938.95

Budget group will develop a notional budget to present to the Board at the November meeting

Secretary's Report:

Updated directory published October 4
CTA data collection from Board members - in progress
BDC HOA meeting 20 November

Grounds Committee:

Actions approved via unanimous electronic vote:
Bridge engineering: \$5000 on 9/20/24
Red Spruce entrance lights: \$1182 on 9/29/24 (Fred abstain)
Tree removal behind 10060 Maclura: \$850 on 10/11/24

The Board reviewed options relative to replacing the two bridges. After discussion, the board agreed to authorize complete design and permitting of both bridges. It is the board's intent to solicit bids for construction of the South Bridge, and to include the North Bridge as a bid alternate allowing the board to defer the decision on replacement of the North Bridge until later. The board authorized Tom Calhoun to act as project manager on the bridge project and to direct the engineers to begin work on an hourly basis with monthly billing and reporting. Design costs up to and including permitting and bidding are approximately \$25,000.

Social Committee:

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

- Halloween Party – October 27
- Turkey Trot – yes, Jason R. to organize
- Holiday Decoration contest – TBD
- Possible fire pit gatherings - TBD

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

Several anonymous complaints were received by the ACC. The complaints were not within the purview of the ACC and were referred to our complaint policy for Board action. No follow-up complaints were received by the Board. Our Association attorney advised not to process anonymous complaints.

OLD BUSINESS:

Association Policies and Procedures - currently have 30. Review for currency and use – Cynthia will send Fred the results of her review.

County trash pickup – continuing

NEW BUSINESS:

Cynthia had a concern for children playing in the streets. She will explore putting information on our community Facebook page.

Adjournment: President asked for a motion to adjourn meeting.

Moved: Tom Second: Fred Approve: Unanimous

Meeting adjourned at: 8:10pm

Next meeting: Nov 18 Time: 7:00pm Location: Aaron (4501 Rachael Manor)

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

DATE: October 21, 2024

TO: GMF HOA BOD

FROM: GMF HOA ACC

SUBJECT: ACTIVITIES REPORT for period September 16, 2024 to October 21, 2024

1. GENERAL ACTIVITIES/Common Issues:
 - a. none

2. COMPLAINTS/Concerns:
 - a. none

3. APPLICATION ACTIONS (in order of application, all approved):
 - a. none

4. PROPERTY INSPECTIONS (all cleared):
 - a. none

Fred Knowles
ACC Chairman