

**GEORGE MASON FOREST HOMEOWNERS ASSOCIATION
(GMFHOA)
BOARD OF DIRECTORS (BoD) Meeting
November 18, 2024**

Call to order at: 7:00pm

Attendance:

Present:	Heather Villavicencio - President	Julie Stewart - Vice President
	Aaron Middlekauff - Treasurer	Fred Knowles - Secretary
	Roy DeLauder - Grounds Chairman	Tom Calhoun - Board Member (phone)
		Cynthia Yellen - Board Member

Absent: Cindy Linnebur - Board Member

Homeowners: Justin Astroth (see ACC report)

Approval of November Meeting Agenda:

Motion to approve: Fred Second: Julie Approved: Unanimous
November meeting minutes approved unanimously by members in attendance via email on November 22nd.

OFFICER AND COMMITTEE REPORTS:

President's Report:

E-mail messages sent to Association members:
10/21/24 - Halloween Party reminder
11/16/24 - November 2024 events

Vice-President's Report:

See Social Committee report

Treasurer's Report:

Operating account:	\$78,625.93
Reserve account:	\$152,938.95

Aaron presented a proposed budget for 2025. Board discussed the budget and the following motions were made:

Approve the budget as discussed. Treasurer will consolidate inputs and changes and distribute to the Board.

Motion: Fred Second: Heather Approved: unanimous by members in attendance

Move \$100,000 of the reserve account into a 6-month CD.

Motion: Fred Second: Julie Approved: unanimous by members in attendance

Set the 2025 annual assessment at \$340.

Motion: Fred Second: Heather Approved: unanimous by members in attendance

Secretary's Report:

CTA data collection from Board members - one outstanding

Grounds Committee:

Nothing significant to report

Social Committee:

Events in planning process (volunteer help welcome):

- Turkey Trot – November 28 (Maclura Court)
- Cookies and Hot Chocolate – November 30 (Manor Place)
- Holiday Decoration contest – TBD

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

Justin Astroth presented their application to lime wash treat their house. After discussion and questions the Board asked Justin if their contractor could photoshop a picture of their house to show us what it would look like after a lime wash treatment.

Concerns were raised about the final look of the house and agreement that a full solid white paint effect was not acceptable. There was also a concern that future treatments, if necessary, might build up and lead to a solid white finish. Justin was asked to check with his contractor about that concern.

Fred will consolidate Justin’s responses and send to the Board for consideration.

OLD BUSINESS:

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

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: 8:14pm

Next meeting: **TBD** Time: 7:00pm Location: TBD

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

