

**GEORGE MASON FOREST HOMEOWNERS ASSOCIATION
(GMFHOA)
BOARD OF DIRECTORS (BoD) Meeting
January 30, 2025**

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)
	Cindy Linnebur - Board Member	Cynthia Yellen - Board Member

Absent:

Homeowners:

Approval of TBD Meeting Agenda:

Motion to approve: Fred Second: Cindy Approved: Unanimous (with addition – see new business)

January meeting minutes approved unanimously by members in attendance via email on 2/3/25

OFFICER AND COMMITTEE REPORTS:

President's Report:

E-mail messages sent to Association members:
12/9/24 – Decorating contest
12/20/24 – Decorating contest results
1/2/25 – assessment notice
1/17/25 – annual meeting notice

Vice-President's Report:

See Social Committee report

Treasurer's Report:

Operating account:	\$89,128.11
Reserve account:	\$62,938.95
Reserve CD:	\$100,666.26

Assessments being received.

Secretary's Report:

CTA data submitted: 12/4/24
Reporting deadline halted: 12/3/24 (notified 12/4/24 about 13 hours after filed)
Reinstated: 12/23/24 with extension to 1/13/25
Paused again: 12/26/24 would need to file within 30 days if / when reinstated
3-judge panel of SCOTUS ended injunction: 1/23/25
FinCEN continued injunction: 1/24/25
Chadwick affiliated with another firm to file
Initial charge of \$400 and then \$100 for each change – Secretary will continue to file for GMF HOA

Grounds Committee:

Three actions taken after unanimous electronic approval by the Board:

10056 Maclura tree removal	12/5/24	\$800
10002 Manor tree removal	1/3/25	\$2,175
Tapestry entrance lights	1/14/25	\$1,050

Roy initiated a discussion of stream erosion between Maclura and Red Spruce noted by Cynthia. Roy has been in contact with a County Soil and Conservation representative. They meet in the next week (weather permitting) to look at the condition and determine possible solutions. May require a series of condition surveys over a period of time to determine actual progress of the erosion.

Bridge update:

Past Board Direction – Pursue replacement of our two pedestrian bridges. Retain services of engineering firms to design replacement bridges and solicit bids from contractors. We will choose to replace one or both bridges after determining funds availability upon receipt of bids/proposals.

Status:

Design

Civil engineering - Topographic survey was delayed by extended snow cover. That work is now complete and will enable submission of Fairfax County site-related and environmental permits as well as feed bridge foundation structural design.

Geo-technical studies – work complete. We only studied the south location at this time. We will have to do again at north bridge when we choose to pursue that replacement

Structural – Design underway now with completion of topo and Geotech studies. Anticipate completion within four weeks. Analyzing two different bridge types:

Timber bridge (similar to what we have now) – lower up-front cost with shorter life span and periodic maintenance costs.

Fiberglass bridge (Primarily what Fairfax County has been installing) – higher up-front costs with longer life span and near zero maintenance costs.

Construction Contracting

Seeking to request proposals from three “pre-approved” contractors. Have talked with and investigated six recommended firms. Have two identified to date with dialog ongoing with 3rd likely firm.

Have drafted contract language to accompany the bridge plans our engineer is developing. Our attorney completed review of this draft and I’ve incorporated his recommendations.

Still need to develop selection criteria to ensure we pick the one that provides the HOA the best value. Essential elements are price, schedule and quality. Fred, Roy and I will meet next week to discuss.

Schedule

Design completion – end of February

Bidding – March

Award – April

Construction completion – TBD (driven by bridge type)

Upcoming Board decisions:

Bridge type – February – during final phase of design

One vs Two bridges – March/April – upon evaluation of contractor proposals

Social Committee:

In planning phase for Spring and Summer events

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

The Board discussed at length the appeal by the owners of 10000 Manor Place to lime wash their brick house. The initial application to whitewash their house had been disapproved in 2019 by the ACC and reported to the Board. The owners submitted another application in November 2024 for 6 home modifications including lime washing the brick. Five of the six items were approved, and the lime washing was disapproved. The owners appealed to the Board and presented their inputs and rationale at the November Board meeting. There were several follow-up questions from the Board. Responses were received and considered.

The President asked for a vote. The Board unanimously denied the appeal of the ACC decision. The application to lime wash the house at 10000 Manor Place is disapproved.

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. Cynthia will put together a short presentation for the Annual Meeting to inform homeowners.

NEW BUSINESS:

Safety concerns of snow and various items on the sidewalks were presented. The Board discussed the concerns and pointed out that these were under County and / or Commonwealth jurisdiction. The concerns can be sent to the appropriate agencies at those levels but the GMF HOA cannot and should not get involved in trying to rectify those items. The same direction was applied to noise and light pollution concerns.

Annual meeting – fred will be sending out the presentation for updates and information in the next couple weeks. Please get responses or questions and suggestions back to him soonest.

Adjournment: President asked for a motion to adjourn meeting.

Moved: Fred Second: Cindy Approve: Unanimous

Meeting adjourned at: 8:25pm

Next meeting: February 24 Time: 7:00pm Location: Cindy (10058 Maclura Court)

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

DATE: January 30, 2025

TO: GMF HOA BOD

FROM: GMF HOA ACC

SUBJECT: ACTIVITIES REPORT for period November 18, 2024 to January 30, 2025

1. GENERAL ACTIVITIES/Common Issues:

- a. none

2. COMPLAINTS/Concerns:

- a. Collection of commercial signs at Red Spruce entrance - removed

3. APPLICATION ACTIONS (in order of application):

- a. 4501 Rachael Manor install hot tub approved
- b. 10133 Red Spruce install small basketball court in backyard approved
- c. 10067 Maclura Court Replace back deck with covered and screened porch and patio approved

4. PROPERTY INSPECTIONS:

- a. none

Fred Knowles
ACC Chairman