

**GEORGE MASON FOREST HOMEOWNERS ASSOCIATION
(GMFHOA)
BOARD OF DIRECTORS (BoD) Meeting
February 24, 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
	Cindy Linnebur - Board Member	Cynthia Yellen – Board Member

Absent:

Homeowners:

Approval of TBD Meeting Agenda:

Motion to approve: Fred Second: Roy Approved: Unanimous

February meeting minutes approved unanimously by members in attendance via email on March 3, 2025

OFFICER AND COMMITTEE REPORTS:

President’s Report:

NSTR
E-mail messages sent to Association members: none.

Vice-President’s Report:

NSTR

Treasurer’s Report:

Operating account:	\$103,072.51
Reserve account:	\$62,938.95
Reserve CD:	\$101,006.54

Assessments received: about 180

Secretary’s Report:

CTA reporting back on – NLT March 21 - GMF HOA BOD is in compliance.

Grounds Committee:

Actions taken after unanimous electronic approval by the Board: none.

There was an extended discussion about stream bank erosion along the creek behind homes on Maclura. Roy has engaged with representatives from the County Soil and Water Division. Several possible courses of action were discussed. At this time it will continue to be monitored and several measurements taken to better understand the current status and possible future options. Roy will also check with an arborist on the health of the trees in that area.

Bridge update:

Tom updated the Board on the status of the new bridge(s). A detailed presentation will be given to the association membership at the annual meeting.

Design

Civil design complete, County permit application to be filed
Final design later in March

Construction

Three contractors selected to receive RFP
Contract approved by HOA attorney

Cost

To be determined based on submissions from contractors and subject to Board approval

Social Committee:

In planning phase for Spring and Summer events

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

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:

Annual meeting –Presentation for annual meeting is being assembled with inputs from the Board.
Plan is to have it ready and sent to the association membership the week prior to the annual meeting.
Candidate list for voting includes Tom and Fred. Nominations from the floor will be accepted at the meeting.

Adjournment: President asked for a motion to adjourn meeting.

Moved: Fred Second: Cindy Approve: Unanimous

Meeting adjourned at: 8:24pm

Next meeting: Annual – March 18

Time: 7:00pm

Location: King’s Park Library

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

DATE: February 24, 2025

TO: GMF HOA BOD

FROM: GMF HOA ACC

SUBJECT: ACTIVITIES REPORT for period January 30, 2025 to February 24, 2025

1. GENERAL ACTIVITIES/COMMON ISSUES:

- a. none

2. COMPLAINTS/CONCERNS:

- a. none

3. APPLICATION ACTIONS (in order of application):

- a. 9994 Ashley Manor Request to extend seldom used vehicle in driveway approved

4. PROPERTY INSPECTIONS:

- a. none

Fred Knowles
ACC Chairman