

**GEORGE MASON FOREST HOMEOWNERS ASSOCIATION
(GMFHOA)
BOARD OF DIRECTORS (BoD) Meeting
May 7, 2025**

Call to order at: **7:00pm**

Attendance:

Present:	Heather Villavicencio - President	Julie Stewart - Vice President
	Aaron Middlekauff – Treasurer	Fred Knowles – Secretary / ACC Chairman
	Tom Calhoun – Board Member	Roy DeLauder – Grounds Chairman (phone)
	Cindy Linnebur - Board Member	

Absent:	Cynthia Yellen – Board Member	Lloyd Luck – Board Member
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Homeowners: none

Approval of May Meeting Agenda:

Motion to approve: Fred Second: Julie Approved: Unanimous
May meeting minutes approved unanimously by members in attendance via email on May 10th.

OFFICER AND COMMITTEE REPORTS:

President's Report:

E-mail messages sent to Association members:
4/28/25 – Spring ACC House and Yard Maintenance

Vice-President's Report:

Treasurer's Report:

Operating account: \$110,361.06
Reserve account: \$62,938.95
Reserve CD: \$101,657.39
All assessments received (5/5/25)

Secretary's Report:

April 28 Meeting Minutes reviewed and discussed with edits by Tom on bridge and common area considerations.
Motion to approve: Fred Second: Cindy Approved: Unanimous

Grounds Committee:

Topic for future meeting: status (ownership) and condition of fencing along Braddock Road
Trees still on power lines on Braddock Road – Cox Cable looked at it on April 28th, nothing back from them yet
Virginia Forrester looked at our common area and will send a report on findings and recommendations

Bridge update:

Tom described in detail the process used and results of evaluation of the two proposals received to replace our two bridges.
Board agreed that we only have the funds to replace the south bridge at this time but would continue to pursue a solution for the north bridge.

Tom moved to accept the Accubid proposal for the south bridge at approximately \$92K. Cindy seconded and the motion passed unanimously by those present.

Social Committee:

Still looking at various events for the Spring and early Summer.

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 – continuing.
County trash pickup – tabled until after County meeting on same subject.

NEW BUSINESS:

Board is looking for volunteers to take on these sub-committee responsibilities:

- Social - to include welcoming new members
- Annual clean-up day

Adjournment: President asked for a motion to adjourn meeting.

Moved: Fred Second: Heather Approve: Unanimous

Meeting adjourned at: 7:53pm

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

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

DATE: May 7, 2025

TO: GMF HOA BOD

FROM: GMF HOA ACC

SUBJECT: ACTIVITIES REPORT for period April 28,2025 to May 7,2025

1. GENERAL ACTIVITIES/COMMON ISSUES:
 - a. Information page to new homeowners at 4416 Nuttall and note about yard maintenance help
2. COMPLAINTS/CONCERNS:
 - a. Condition of yard maintenance (10006 Manor) to owner; owner sent message to renter – will monitor
3. APPLICATION ACTIONS (in order of application):
 - a. none
4. PROPERTY INSPECTIONS:
 - a. none

Fred Knowles
ACC Chairman