

Gatling Pointe Community Association Inc.

Board Meeting Agenda

Monday, August 26, 2024, Meeting convenes at 5:30 PM

Open Session @ 6:00 PM

www.gatlingpointe.net

Location: **14571 Bennis Church Boulevard, Smithfield, VA
Bennis United Methodist Church, Second Floor Conference Room**

Virtual Attendance Available: Zoom

Call in: 1-646-931-3860

Meeting Id: 823 6935 9542

Passcode: 164088

Meeting called to Order

Move to Executive Session

The Board will move in to Executive Session for the purpose of discussing and considering contracts and covenant violation matters.

Any decisions made in Executive that require a vote in Open Session will be discussed under "Unfinished Business" or "New Business."

Open Session

Approval of Minutes: Approval of the Minutes of the Board Meeting held on Monday, July 22, 2024, was obtained by Unanimous Consent of the Board on Tuesday, July 23, 2024, and the Board Meeting Minutes were posted on the Association's website that day.

Treasurer's Report:

Total Operating Fund	\$ 54,658.56
Total Operating Reserves	\$ 38,716.62
Total Replacement Reserves	\$ 38,937.01
Total Other Reserves	\$ 20,414.86
Total Assets	\$ 152,727.05

Note the Gatling Pointe Board Meeting Location has changed. Board Meetings and the Association's Annual Meeting will now be held at the Bennis United Methodist Church in the Second Floor Conference Room. Use the entrance at the far left of the Church and take the stairs or the elevator to the second floor. The Meeting Room faces the front of the Church.

GROWTH THROUGH EXCELLENCE

Ratification of Decisions Made by Unanimous Consent of the Board between Board Meetings:

1. Ratification of Exterior Modification Applications depicted on Exhibit A to this Agenda approved by Unanimous Consent of the Board of Directors since the last Board Meeting.
2. Ratification of decisions made by Unanimous Consent of the Board since the last Board Meeting depicted on Exhibit B to this Agenda. None.

Unfinished Business:

1. 2025 Budget
[Discuss 2025 Budget.](#)
2. Front Entrance Revitalization.
[Discuss creation of a Committee, suggested Committee Members.](#)
3. Installation of Shed.
[Sarah to report on research on suggested location and size; cost.](#)
4. Social Events for remainder of 2024.
[Confirmed:](#)
[Food Drive: November 2, 2024](#)
[Santa's Sleigh: December 14, 2024](#)

[Suggestions for September-October-November:](#)
[Lemonade and Cookies](#)
[Fall Festival: Pumpkin Carving, Chili Cookoff](#)
[Halloween House Decorating Contest](#)
5. CINC
[Discuss Registration status. Discuss training.](#)

New Business:

1. Due Process Hearing Decisions.
[Adopt results of Due Process Hearings as discussed during Executive Session.](#)

Manager's Report: Casey Lindblad, the Association's Manager, will provide a Manager's Report of management activities since the last Board Meeting.

Owner's Forum:

[Questions and comments from Owners in attendance at the Board Meeting.](#)

Adjourn

Next Board Meeting: The next Meeting of the Board of Directors is scheduled for Monday, September 23, 2024. The Meeting will be called to order at 5:30 PM, with Executive Session held between 5:30 PM and 6:00 PM. The Open Session of the Board Meeting will begin at 6:00 PM.

Exhibit A: Applications for Alterations, Exterior Modifications, Installations or New Construction approved since the last Board Meeting.

1. Application for 403 Gatling Pointe Parkway to install 26 solar panels on south-facing portion of the garage roof approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 08-06-2024.
2. Application for 309 Clipper Creen Lane to paint front and back door to match the color of the shutters approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 08-17-2024.

Exhibit B: Decisions made by Unanimous Consent of the Board since the last Board Meeting.

None.