

GATLING POINTE COMMUNITY ASSOCIATION, INC.
Minutes of the August 26, 2024
Regular Meeting of the Board of Directors

A Regular Meeting of the Board of Directors of Gatling Pointe Community Association, Inc. (“Gatling Pointe”) was held on Monday, August 26, 2024, at 14571 Benns Church Boulevard, Smithfield, Virginia (Benn’s United Methodist Church, Second Floor Conference Room) and by virtual attendance via Zoom Meeting ID 823 6935 9542 and by Call in to 1-646-931-3860.

Directors and Management Representative Present:

Sarah Palamara, President; Pete Carlson, Vice President; Ross Tomlin, Treasurer; Kim Burbage, Secretary; Stephanie Shipman, Member at Large; and Casey Lindblad, Association Manager.

Call to Order:

Sarah called the Board Meeting to order at 5:32 PM.

Executive Session:

Kim motioned to move in to Executive Session for the purpose of discussing covenant violation and assessment delinquency matters; seconded by Ross. Motion passed. The Board moved in to Executive Session at 5:32 PM.

Pete motioned to move out of Executive Session; seconded by Stephanie. Motion passed. The Board moved out of Executive Session at 6:00 PM.

Approval of Minutes:

Ross motioned to approve the Minutes of the Board Meeting held on Monday, July 22, 2024; seconded by Kim. Motion passed.

Treasurer’s Report: The Treasurer’s Report was presented by Ross.

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

Stephanie motioned to accept the Treasurer’s Report as presented; seconded by Kim. Motion passed.

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

1. Sarah motioned to ratify the Exterior Modification Applications identified on Exhibit A to these Minutes approved by Unanimous Consent of the Board and by the Members of the Architectural Review Board since the last Board Meeting; seconded by Kim. Motion passed.
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.

The 2025 draft Budget was included in the Board Package. The 2025 Budget cannot be adopted until Management's transition to its new operating system, CINC, is complete. Casey confirmed the Board will be able to adopt the 2025 Budget at the September 23, 2024, Board Meeting.

2. Installation of Shed on Common Area.

Pete motioned to approve purchase of Suncast 6 foot x 5 foot Lean-to Resin storage shed (floor included) for a cost of \$799 plus tax; seconded by Stephanie. Motion passed.

Ross motioned to approve purchase of materials and supplies to install the Suncast storage shed at a cost not to exceed \$200; seconded by Stephanie. Motion passed.

New Business:

1. Pete motioned to approve the Application for 309 Clipper Creek Lane to install a shed conditioned on placement of the shed parallel to the house and no closer than five (5) feet from the Lot boundary to meet the requirements of Architectural Guideline 5; seconded by Kim. Motion passed.

Due Process Hearing Decisions.

Ross motioned to adopt the results of Due Process Hearings as discussed during Executive Session; seconded by Stephanie. Motion passed.

Owners Forum: Owners Forum opened at 6:40 PM and closed at 6:41 PM.

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.

Adjournment: Stephanie motioned to adjourn the Board Meeting held on Monday, August 26, 2024; seconded by Kim. The Meeting adjourned at 6:41 PM.

Prepared by: Board of Directors.

Date Approved: Approved September 3, 2024 by Unanimous Consent of the Board.

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 remove tree adjacent to the house 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 Creek 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.