

GATLING POINTE COMMUNITY ASSOCIATION, INC.

Minutes of the March 28, 2022
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, March 28, 2022, at 1613 South Church Street, Smithfield, Virginia. Electronic participation was available for Owners to attend virtually.

Directors and Management Present:

Sarah Palamara, President; Stephen Serafini, Vice President and Treasurer; Ross Tomlin, Secretary; Kim Burbage, Director; Pete Carlson; Director; and Casey Lindblad, Association Manager.

Call to Order:

Sarah called the Board Meeting to order at 5:31 PM.

Executive Session:

Steve motioned to move in to Executive Session for the purpose of discussing assessment, covenant and maintenance enforcement matters; seconded by Ross. Motion passed. The Board moved in to Executive Session at 5:31 PM.

Steve motioned to move out of Executive Session; seconded by Pete. Motion passed. The Board moved out of Executive Session at 6:29 PM.

Approval of Minutes of Prior Board Meetings:

The Minutes of the February 28, 2022, Board Meeting were approved by Unanimous Consent of the Board on March 14, 2022, and posted on the website that day.

Treasurer’s Report:

Steve provided the Treasurer’s Report as follows:

Total Operating Fund	\$ 15,065.47
Total Operating Reserves	23,755.14
Total Replacement Reserves	44,259.94
Total Other Reserves	30,006.30
Total Assets	\$ 113,141.01

Sarah motioned to approve the Treasurer’s Report as presented; seconded by Ross. Motion passed.

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

1. Pete motioned to ratify the Exterior Modification Applications identified on Exhibit A to these Minutes approved by Unanimous Consent of the Board since the last Board Meeting; seconded by Steve. Motion passed.

Due Process Hearing Decisions:

Steve motioned to approve the due process hearing results identified in the covenant violation report reviewed by the Board in Executive Session; seconded by Kim. Motion passed.

Unfinished Business:

1. Neighborhood Gas Lamp Rehabilitation or Replacement.
RFP responses are pending.

New Business:

1. Entrance Sign Painting.
RFP responses are pending.
2. Neighborhood Sign Rehabilitation or Replacement.
RFP responses are pending.
3. May Community Yard Sale.
Ross Tomlin motioned to approve up to \$100 for Yard Sale sign replacement on an as needed basis; seconded by Steve. Motion passed.

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

The Board would like to thank Brenda Joyner and Rick Bodson for their volunteer assistance with Common Area landscape design and maintenance, especially organization and management of our volunteers' landscape maintenance work day on March 20, 2022.

Next Board Meeting:

Gatling Pointe's Annual Meeting is Monday, April 25, 2022, to be held in the conference room at 1613 South Church Street beginning at 6:00 PM. The Board's Organizational Meeting and April 2022 Board Meeting will be held after the Annual Meeting.

Adjournment Steve motioned to adjourn the regular Board Meeting held on Monday, March 28, 2022; seconded by Ross. The Meeting adjourned at 6:43 PM.

Prepared by: Board of Directors

Date Approved: Approved by Unanimous Consent of the Board on March 30, 2022.

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

1. Application for 201 Clipper Creek Lane to install a covered deck approved with conditions by Unanimous Consent of the Board on 03-06-2022 and by the Architectural Review Board.
2. Application for 100 Regatta Lane to replace the home's roof approved by Unanimous Consent of the Board on 03-08-2022 and by the Architectural Review Board.
3. Application for 104 Shallowford Circle to remove a tree adjacent to the Resource Protection Area approved by Unanimous Consent of the Board on 03-13-2022 and by the Architectural Review Board.
4. Application for 206 Sunrise Bluff Lane to replace the windows of the home approved by Unanimous Consent of the Board on 03-14-2022 and by the Architectural Review Board.
5. Application for 306 Clipper Creek Lane to replace the home's siding approved by Unanimous Consent of the Board on 03-16-2022 and by the Architectural Review Board.
6. Application for 205 Clipper Creek Lane to install raised planters approved with conditions by Unanimous Consent of the Board on 03-19-2022 and by the Architectural Review Board.

The Board reviewed the Owners' request for waiver of the conditions during Executive Session of the March 28, 2022, Board Meeting. The Board denied the request for the waiver of the conditions by Unanimous Consent and approved of the scope of written communication to the Owners to explain the denial of the request.

7. Application for 209 Sunrise Bluff Lane to replace two trees in the front yard landscaped bed with one tree approved by Unanimous Consent of the Board on 03-23-2022 and by the Architectural Review Board.