

GATLING POINTE COMMUNITY ASSOCIATION, INC.
Minutes of the June 27, 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, June 27, 2022, at 1613 South Church Street, Smithfield, Virginia. Electronic participation was available for Owners to attend virtually.

Directors and Management Present:

Sarah Palamara, President; Ross Tomlin, Treasurer; Kim Burbage, Secretary; and Casey Lindblad, Association Manager.

Call to Order:

Sarah called the Board Meeting to order at 5:30 PM.

Executive Session:

Sarah motioned to move in to Executive Session for the purpose of discussing contracts and proposals and possible covenant violation matters; seconded by Ross. Motion passed. The Board moved in to Executive Session at 5:31 PM.

Ross motioned to move out of Executive Session; seconded by Kim. Motion passed. The Board moved out of Executive Session at 5:57 PM.

Approval of Minutes of Prior Board Meetings:

The Minutes of the May 23, 2022, Board Meeting were approved by Unanimous Consent of the Board on May 26, 2022, and posted to the Association’s website that day.

Treasurer’s Report:

Ross provided the Treasurer’s Report as follows:

Total Operating Fund	\$ 18,540.12
Total Operating Reserves	25,078.40
Total Replacement Reserves	45,839.63
Total Other Reserves	30,007.80
Total Assets	\$ 119,465.95

Sarah motioned to approve 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 Ross. Motion passed.

Unfinished Business:

1. Neighborhood Gas Lamp Replacement.

Kim motioned to approve purchase of a Gama Sonic Royal Bulb Solar Lamp 3 Inch Fitter Mount, 2700 K, Black Finish, in the amount of \$221.73, and installation at the James Landing Neighborhood gas lamp post, conditioned on verification the Solar Lamp can be compatibly installed on the existing lamp post; seconded by Ross. Motion passed.

New Business:

1. Review 2019 Replacement Reserve Report.

The Board reviewed the 2019 Replacement Reserve Report and asked Casey to obtain a bid to update the report in 2023 to bring the Report current to reflect market conditions with respect to capital component replacement costs.

2. 2023 Budget.

The Board reviewed the draft 2023 Budget presented. After discussion, a revised 2023 Budget will be reviewed by the Board at the July 2022 Board Meeting.

Owners Forum: Owners Forum opened at 6:30 and closed at 6:35 PM.

Next Board Meeting: The next Gatling Pointe Board Meeting is Monday, July 25, 2022.

Adjournment: Ross motioned to adjourn the Board Meeting held on Monday, June 27, 2022; seconded by Kim Burbage. The Meeting adjourned at 6:37 PM.

Prepared by: Board of Directors

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

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

1. Application for 100 Spinnaker Run Lane to replace windows approved by Unanimous Consent of the Board on 05-27-2022 and by the Architectural Review Board.
2. Application for 105 North Winterberry Lane to install flag pole in the front yard approved by Unanimous Consent of the Board on 05-27-2022 and by the Architectural Review Board.
3. Application for 209 Sunrise Bluff Lane to replace the fence approved by Unanimous Consent of the Board on 05-30-2022 and by the Architectural Review Board.
4. Application for 105 Commodore Lane to replace dormer siding approved by Unanimous Consent of the Board on 06-01-2022 and by the Architectural Review Board.
5. Application for 800 Gatling Pointe Parkway to replace the roof approved by Unanimous Consent of the Board on 06-12-2022 and by the Architectural Review Board.