

GATLING POINTE COMMUNITY ASSOCIATION, INC.
Minutes of the May 23, 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, May 23, 2022, at 1613 South Church Street, Smithfield, Virginia. Electronic participation was available for Owners to attend virtually.

Directors and Management Present:

Sarah Palamara, President; Pete Carlson, Vice President; and Ross Tomlin, Treasurer; and Casey Lindblad, Association Manager.

Call to Order:

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

Executive Session:

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

Pete motioned to move out of Executive Session; seconded by Sarah. Motion passed. The Board moved out of Executive Session at 6:02 PM.

Approval of Minutes of Prior Board Meetings:

The Minutes of the March 28, 2022, Board Meeting were approved by Unanimous Consent of the Board on March 30, 2022, and posted to the Association’s website that day.

The 2022 Organizational Meeting of the Board was held on Monday, April 25, 2022, following the Annual Meeting. The following Officers were elected: Sarah Palamara, President; Pete Carlson, Vice President; Kim Burbage, Secretary; Ross Tomlin, Treasurer. Steve Serafini will serve as Member at Large.

Treasurer’s Report:

Ross provided the Treasurer’s Report as follows:

Total Operating Fund	\$ 21,717.26
Total Operating Reserves	24,557.95
Total Replacement Reserves	45,313.63
Total Other Reserves	30,007.13
Total Assets	\$ 121,596.13

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

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

1. Ross 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 Sarah. Motion passed.

Unfinished Business:

1. Neighborhood Gas Lamp Replacement.
Casey noted contractors contacted to upgrade the gas lamp system declined to provide proposals since the materials needed to upgrade the gas lamps are not available. Casey is going to research solar lamp options.
2. Entrance Sign Maintenance.
Sarah motioned to accept the McKown Pressure Wash, Painting & Contracting proposal to rehabilitate the Front Entrance Monument Sign in the amount of \$2,330.00 to be financed by Gatling Pointe's 2022 Budget Line item 54290 (Maint.-Common Area Grounds Expense); seconded by Ross Tomlin. Motion passed.
3. Neighborhood Sign Repair or Replacement.
Pete motioned to accept the McKown Pressure Wash, Painting & Contracting proposal to remove the existing Neighborhood signs and install new signs for each Neighborhood to be financed by Gatling Pointe's Replacement Account; seconded by Sarah. Motion passed.

New Business:

1. Front Entrance Lighting.
The Board is interested in providing illumination of the entrance and exit lanes to Gatling Pointe. The Board Members and Casey are researching options for solar lighting.
2. Sarah motioned to approve the due process hearing results discussed by the Board in Executive Session; seconded by Pete. Motion passed.

Owners Forum: Owners Forum opened at 6:30 and closed at 6:31 PM.

Next Board Meeting:

The next Gatling Pointe Board Meeting is Monday, June 27, 2022.

Adjournment: Ross motioned to adjourn the regular Board Meeting held on Monday, May 23, 2022; seconded by Pete. The Meeting adjourned at 6:32 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 Water Pointe to remove two trees in the front yard and to prune crepe myrtle stand approved by Unanimous Consent of the Board on 03-30-2022 and by the Architectural Review Board.
2. Application for 205 Winterberry Lane to replace the front door and storm door approved by Unanimous Consent of the Board on 03-30-2022 and by the Architectural Review Board.
3. Application for 209 Sunrise Bluff Court to replace two trees in the front yard approved by Unanimous Consent of the Board on 03-30-2022 and by the Architectural Review Board.
4. Application for 107 North Winterberry Court to remove a tree in the front yard approved by Unanimous Consent of the Board on 04-03-2022 and by the Architectural Review Board.
5. Application for 203 Spinnaker Run Lane to install an above ground swimming pool denied by Unanimous Consent of the Board on 04-18-2022 and by the Architectural Review Board.
6. Application for 103 Regatta Lane to remove five trees in the back yard approved by Unanimous Consent of the Board on 04-18-2022 and by the Architectural Review Board.
7. Application for 106 Mariners Circle to replace the driveway approved by Unanimous Consent of the Board on 04-24-2022 and by the Architectural Review Board.
8. Application for 108 Spinnaker Run Court to replace the siding approved by Unanimous Consent of the Board on 04-30-2022 and by the Architectural Review Board.
9. Application for 602 Gatling Pointe Parkway to remove a tree in the front yard approved by Unanimous Consent of the Board on 05-05-2022 and by the Architectural Review Board.
10. Application for 205 Winterberry Lane to install a shed approved by Unanimous Consent of the Board on 05-06-2022 and by the Architectural Review Board.
11. Application for 207 Winterberry Lane to install a fence approved by Unanimous Consent of the Board on 05-09-2022 and by the Architectural Review Board.