

GATLING POINTE COMMUNITY ASSOCIATION, INC.
Minutes of the July 31, 2023
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, July 31, 2023, by virtual attendance only via Zoom Meeting ID 874 7509 4624.

Directors and Management Representative Present:

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

Call to Order:

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

Executive Session:

Steve motioned to move in to Executive Session for the purpose of discussing possible covenant violation matters; seconded by Pete. Motion passed. The Board moved in to Executive Session at 5:30 PM.

Steve motioned to move out of Executive Session; seconded by Ross. Motion passed. The Board moved out of Executive Session at 5:59 PM.

Approval of Minutes of Prior Board Meeting:

The Minutes of the Regular Board Meeting held on Monday, June 26, 2023, were approved by Unanimous Consent of the Board on July 13, 2023, and thereafter posted on the Association’s website.

Treasurer’s Report: The Treasurer’s Report was included in the Agenda for the Meeting as presented in these Minutes and presented by Ross during Open Session.

Total Operating Fund	\$ 7,634.08
Total Operating Reserves	30,793.63
Total Replacement Reserves	46,973.39
Total Other Reserves	20,112.84
Total Assets	\$ 105,568.10

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

1. Steve 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 identified on Exhibit B to these Minutes. None.

Unfinished Business:

1. Gas Lamp Replacement:
Relay Electric has the Solar Lamps in hand and is scheduling installation.
2. Walking Bridge maintenance / replacement:
Steve motioned to accept the proposal to replace the Walking Bridge from G. Hays Construction, Inc. in the amount of \$2,745, to be financed from the Replacement Reserve Account; seconded by Ross. Motion passed.

Sarah noted for the record that the amount to be financed for the replacement of the Walking Bridge from the Replacement Reserve Account is a few hundred dollars more than currently allocated in the Replacement Reserve Account for replacement of the Walking Bridge. The Board will monitor the Replacement Reserve Account balance during the remainder of the 2023 fiscal year and transfer funds from Operating Reserve as necessary to be sure the Replacement Reserve Account is funded to the level required by the Association's Replacement Reserve Study.

New Business:

1. 2024 Budget.
Steve motioned to adopt the 2024 Budget as presented by Management; seconded by Pete. Motion passed.
2. 2024 Annual Meeting Planner.
Sarah motioned to approve the 2024 Annual Meeting Planner as presented with an amendment to the Annual Meeting Planner to cancel the May 2024 Board Meeting since it falls on Memorial Day; seconded by Steve. Motion passed.
3. Fall Annual Installation Budget.
Steve motioned to approve a Common Area Fall Annual Installation Budget of up to \$1,500; seconded by Ross. Motion passed.
4. Short Term Rental Amendment to the Declaration.
The Board agreed to review a draft Amendment to the Declaration to prohibit Short Term Rentals, defined during discussion by the Board as non-Owner occupancy of a Lot by lease or rental for less than a 12 month period unless otherwise approved by the Board.
5. Due Process Hearing Decisions.
No due process hearing decisions were convened during Executive Session.

Owners Forum: Owners Forum opened at 6:28 PM and closed at 6:30 PM.

Next Board Meeting: The next Meeting of the Board of Directors is scheduled for Monday, August 28, 2023. The Open Session of the Board Meeting will begin at 6:00 PM.

Adjournment: Ross motioned to adjourn the Board Meeting held on Monday, July 31, 2023; seconded by Kim. The Meeting adjourned at 6:31 PM.

Prepared by: Board of Directors.

Date Approved: Approved August 15, 2023.

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

1. Application for 105 North Winterberry to remodel the front porch area approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 07-05-2023.
2. Application for 104 Shallowford Circle to install a fence approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 07-10-2023.

Exhibit B: Decisions made by Unanimous Consent of the Board since the last Board Meeting. None.