

Gates Bluff Community Association
P.O. Box 319
Chesterfield, Va. 23832
www.gatesbluff.com
18 February 2026

Subject: Minutes of the GBCA 2026 Annual Meeting.

Location: Chesterfield County Central Library community room

Attending:

Sid Jenkins – President

Donna Silver – Treasurer- Not Present

Fran McDermott – ARC Chair

Kevin Winegardner – Secretary-Not Present

Mike Williams – Member-at-Large, Project Consultant-Not Present

Mike Anderson – – Member-at-Large

A quorum was present to conduct business – 6:33 p.m.

The Board addressed the following:

1. Annual Election of New GBCA Officers for 2026-27

- a. Per GBCA by-laws, HOA residents were mailed the Annual Board Meeting notice and the ballot to vote for board leadership along with annual dues notice in December 2025. The ballot presented the slate of officers and served as an open call for write-ins or volunteers to be submitted. The letter also communicated the time, date and location of the GBCA Annual Meeting – Feb 18, 2026 at this location.**
- b. The ballots were collected via mail and delivered in person during the HOA annual meeting.**
- c. A motion was offered by Frances McDermott and seconded by Sid Jenkins to accept and approve the board nominations. The motion was passed by voice vote. The officers for the 26-27 will be:**

Sid Jenkins – President

Fran McDermott – Treasurer

Kevin Winegardner - Secretary
Mike Williams – Member-at-Large, Project Consultant
Mike Anderson – – Member-at-Large
Bill Gray- Member-at-Large

2. GBCA Annual Dues and Budget – approved

- a. The GBCA budget for the next year with the increased dues payment was fully outlined in a proposal mailed to HOA residents in October 2025. Based on returned votes, the number of residents voting YES in favor of the new budget totaled 41 of the 80 total lots in the neighborhood. The budget is approved and the annual fee is due by Feb 28, 2026.**
- b. The GBCA board reviewed the new budget and a general discussion of key expenditures and plans for the new year was held among those in attendance.**

GBHOA budget/financial plan

- c. The new budget provides**
 - i. Adequate funds for ongoing maintenance work with no uncertainty or reliance on volunteer labor as has been happening over the past few years.**
 - ii. Plans to facilitate complete regular ongoing maintenance and a financial reserve of \$10,000.**
 - iii. Financial reserve will be generated for the future replacement of the front entrance fencing along Beach Road or other significant capital improvements.**

3. Next Quarterly Board meeting will happen in March or April, location TBD

4. Meeting adjourned @7 p.m.