

Gates Bluff Community Association
P.O. Box 319
Chesterfield, Va. 23832
www.gatesbluff.com
12 August 2025

Subject: Minutes of the GBCA quarterly board meeting

Attending:

Sid Jenkins – President
Mike Williams – Member-at-Large, Project Consultant
Donna Silver - Treasurer
Fran McDermott – ARC Chair
Kevin Winegardner – Secretary
Mike Anderson

A quorum was present to conduct business – 6:35 p.m.

The Board addressed the following:

- 1. Regarding fence condition, replacement**
 - a. Discussed this as a large capital expense for which a special assessment is most appropriate**
 - b. Current condition of the fence – good cosmetic condition from road after recent cleaning but has definite, ongoing and progressively deteriorating with time structural needs (multiple rotten posts, failing boards)**
 - c. Due to good cosmetic condition, current budgetary concerns, Mike W. motioned to table the fence replacement for current calendar year, possible address in 2026 or 2027; 2nd by Fran and Sid; motion adopted**
 - d. Rough plan to update fence quote in 2026, plan for a vote for a special assessment in 2026 and replacement likely to occur in 2027**

- 2. GB roadway conditions**
 - a. VDOT contacted, addressed issues at first specific address given, no other areas addressed.**

- b. VDOT may require very specific address/location requests to get areas of concern addressed; a general request to “assess and address concerns in the subdivision” is not effective**

3. Ongoing By-laws violation at 8105 GB Place

- a. Complaints received from community members about large work truck and large cargo trailer frequently parked in plain view, not screened in any way**
- b. Letter had been sent from GBHOA notifying of the violation and requesting communication about reason, plan, etc. in an effort to be neighborly about the problem and gain information; GBHOA received no reply or communication**
- c. GBHOA board to draft second letter requesting adherence to by-laws, remove vehicle/trailer and presenting potential consequences**

4. Community yard sale set for September 27, 8a-12p

5. 2026 Annual community meeting

- a. By Laws state to be held on 3rd Thursday of February**
- b. Plan to reserve room and Central Library for Feb 19, confirmation later this year (can only reserve up to 90 days in advance); will post to FB, community website when confirmed**

6. 2026 Board member composition

- a. Will likely need a treasurer, Donna to step away after 2025, possibly fall of 2025**
- b. Seeking community members with previous financial or treasurer-like position experience**

7. Annual community walk through

- a. Historically had been in the spring of each year**
- b. In 2024, walk through was in September**
- c. Board will need to determine if walk through should happen fall 2025 or reset to spring in 2026; spring may be preferred**

8. GBHOA budget/financial plan

- a. Board to revamp budget with current estimates for work currently contracted and work that to-date has been pro-bono by community members**
 - i. Plan to have estimates for all ongoing maintenance work with no uncertainty or reliance on volunteer labor by Aug 22, 2025**
 - ii. With thoroughly vetted budget, Board will assess revenue needs and propose dues increase to facilitate complete regular ongoing maintenance and a financial reserve of \$10,000**
 - iii. Plan to send communications to community for a vote in early September**
 - 1. This will provide time to revise if the proposal fails in advance of the 2026 annual dues notice**
 - 2. With more definite information regarding budget, a proposal for dues increase will be drafted by KW**

9. Next Board meeting scheduled for Sept 16, 7pm, location TBD

10. Meeting adjourned @8:20 p.m.