Gates Bluff Community Association

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[www.gatesbluff.com](http://www.gatesbluff.com)

January 17, 2024

Subject: Minutes of the GBCA Board Meeting

Attending:

Sid Jenkins – Member-at-Large

Mike Williams – Member-at-Large

Donna Silver – Treasurer

Darcy Gill – Secretary

Frank Baylor – President

Board members absent:

James Gill – ARC Chairman

A quorum was present to conduct business.

The Board addressed the following:

1. Donna Silver, Treasurer, reviewed the 2023 year-end financial spreadsheet. The highlights were the beginning balance of $5,571.40 at the beginning of the year, and an ending balance of $7,540.95 at the ending of the year.

Certain specific expenditures were discussed including; the monthly water bills as compared to other years, the total spent for mowing, mulching, fertilizing, and crapemyrtle tree trimming in 2023.

Also discussed were outstanding (delinquent) homeowner dues of approximately $1,000.00. Also, the 5% allowable increase would be assessed the homeowners in 2024 from $300.00 to $315.00.

Donna led a discussion of the need to pay the annual fee for “Go Daddy” coming in March and the need to modernize our web site that they host. She will contact them to arrange for the payment and research the steps to use their newest program as we modernize the web site.

1. Mike Williams lead a discussion on his proposed “annual homeowner letter” and Board member “ballot” to be mailed out to all residents this week. (His prototypes were approved).
2. Frank reported on several mowing, front entrance appearance and maintenance choices to be voted on. The first choice and vote was to discontinue using Virginia Green for fertilizing the neighborhood common grounds, and replacing them with Master Turf at a savings of over $250.00 without sacrificing quality or quantity. That choice was voted on and approved by the Board.
3. Frank then reviewed the 2024 pricing for mowing by “I Want Your Grass” (IWYG) would be the same as 2023 since it was the second year of a two-year agreement. Also trimming the Crapemyrtles would be the same ($500.00), and mulch for the medians in the Spring was expected to be about the same as last year ($300.00). Next he reviewed the several complaints the Board had received from residents about how paltry the “Front Entrance” looked and that “volunteer” efforts were greatly appreciated, but just weren’t enough. The Board reviewed the cost of new “plantings” estimates by IWYG for perennials in the three flower beds. The plants, plus some regular flowers, and weeding as needed, could be contained with a ceiling of $2,000.00 for the 2024 year. The “plantings” would include Rhododendrons, Azaleas, Hydrangeas, Liriope (Monkey Grass), and Boxwoods. This figure would also include trimming the existing plants (Hollies) as needed. It was emphasized that they choose plants that deer would not eat! Due to these complaints and some recommendations, the Board voted on and passed this new expenditure, and funding would come from a 5% increase in dues for 2024.
4. Frank then reported on the immediate need for Dominion Power installing electrical service for the front entrance to power new lighting and existing irrigation. (For several years the irrigation power was siphoned off of Ellis Grady’s nearby property – with his permission – but that option would soon be ending). Dominion Power has been contacted, a “case” number has been assigned – and a site visit would soon occur. Gates Bluff resident and electrical contractor Steve Connor has volunteered to consult throughout the project. Once a site visit has occurred then estimates would be forthcoming. Funding for this project may necessitate future special assessments on top of annual dues. The Board agreed to the need and voted in favor of proceeding.
5. The meeting closed with divvying up mailing tasks this week between Mike, Darcy, and Donna. We agreed to meet again, TBA, just before the annual meeting scheduled for February 21st, at 6:00 P.M., at the Courthouse Library.