

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

Subject: Minutes of GB Community meeting regarding dues increase

Board members 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 meeting – 6:05 p.m.

Approximately 20-25 community members were present.

The Board addressed the following:

- 1. Review proposed, comprehensive budget in detail**
 - a. Attempted to account for all expenses no matter amount or frequency**
 - b. Assessed work or materials that previously had been provided by volunteer work**
 - c. Estimated costs that the HOA may have exposure to as a result of not relying on volunteer work, which the Board has previously deemed not sustainable or ultimately reliable**
 - d. Formulated projections of capital expenses over the 2 - 10 year time frame**
 - e. Establish that a reserve fund be maintained year over year**
- 2. We reviewed the documents associated with the proposed dues increase, which had previously been distributed to residents by postal mail.**
 - a. Presentation of financial assessments and projections**

3. Opened meeting for general discussion

- a. Several questions were posed seeking more detail as to reasoning for certain expenses and so forth**

4. Meeting ended ~7:00 p.m.