

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

Subject: Minutes of the GBCA Board

Location: Fran McDermott residence

Attending:

Sid Jenkins – President

Fran McDermott - Treasurer

Mike Anderson – – Member-at-Large

A quorum was present to conduct business – 7 p.m.

The Board addressed the following open business items:

1. Neighborhood Maintenance, Landscaping and Property

- a. Front Entrance Fence. The fence will need a power wash, repairs and routine maintenance this spring. Sid and Mike W will lead this effort with assistance from other board members and volunteers.**
- b. The Ditches on Gates Bluff Drive. There is a need to improve persistent drain issues. Sid will contact VDOT and will keep the board updated on progress.**
- c. Weeds in mulch beds, Turf Mgt has treated the grass. After treatment, follow up steps will be taken as needed. Sid will coordinate the follow up.**
- d. Mulch. Need to contact John Clements for an updated quote. Will need approximately 12 yards in order to extend rings around crepe myrtles to 6 feet. Fran's James River quote above budget, need to look at this for ongoing budgeting. This is a priority item. Sid, Fran and Kevin will take the lead on this item.**
- e. Landscape items: List includes improvements to Sign bed and fence sides and new plants near columns. After the final freeze in early May,**

Fran will lead this with contractors and update the board on next steps, timeline for work to begin. TBD.

2. GBCA Annual Dues and Budget

- a. As of the April 7 meeting, Fran reports that 79 of the 80 GBCA residents have remitted 2026 HOA annual dues. Follow up communications are ongoing with the 1 outstanding homeowner.**
- b. Fran presented updated financials and budget for review and discussion at the meeting.**

3. ARC and Spring 2026 Walk ; Miscellaneous items

- a. Following the meeting, Bill Gray said he would pick up the ARC chair role for the 2026-27 board year. Bill will coordinate with Mike W, Kevin and Mike A to set up a time for the walk thru and notification process. Date to be determined. (Mike A has the ARC Binder – picked up during this April 7 meeting).**
- b. GBCA Website and Log In Issues: Fran, Mike and Kevin will work together to ensure that board meeting minutes and important updates are posted in a timely fashion.**
- c. GBCA Directory updates. Fran will update the directory with new information received from residents via the annual meeting process.**

4. The next Quarterly Board meeting will happen this summer. Date and location TBD

5. Meeting adjourned @8 p.m. Approx.