

## OLHOA Meeting Minutes March 14, 2024

Meeting started at 7:00 PM

### Board members present:

Jack Reba

Cody Massey

Christopher Guerra

Mitchell McKinney

### Community members present:

Agenda motion to approve agenda Christopher

Seconded by Cody; all approved

Meeting minutes from board meeting held on 02/15/24 motion to approve

Seconded the motion by Cody; all approved

### Resident time:

1. Little bit of trash around neighborhood, most likely due to vultures.
2. Question about parking regulations and possible violations on Captains Cove. May need to inform new renters of the rule.
3. Question about possible dead trees behind the houses of Captains Cove.
4. Concern about termites in row of houses on Captains Cove. Individual fumigations may be required, individual homeowner issue. HOA may be able to negotiate bulk pricing deal if needed for multiple homes.

### Structure of HOA Board

1. Voted to elect Maria Kincaid to board.
  - a. Motion to approve by Christopher. Seconded by Jack. Approved by all.
2. Maria will send link of free HOA training course to Christopher.

### Financial and Administrative Matters

1. Christopher went over the financials from the HOA Board Report.

2. Christopher motioned to purchase another \$15,000 Certificate of Deposit. Seconded by Cody. Approved by all.
3. Current Certificate of Deposit will rollover come this April. If no action taken, it will rollover at the current same interest rate. Can ask bank about potential for renewal at a higher interest rate.

#### Projects for 2024

1. Discussion on having new mulch previously bought for the children's playground last year, should be good for 5 years.

#### Architectural Control, Maintenance and Repair

1. Virginia Lawn Service, Inc comes out once a week Spring and Summer. Might need reminding that they are also supposed to clean-up on repair calls.
2. Resurface company previously gave a \$13,500 quote for concrete repair and curb painting. Focus on painting remaining unpainted speed bumps.

#### Old Business

1. Awaiting reply from Chadwick Washington Lawyers regarding Kathryn Freeberg Payment Plan Proposal.
2. HOA Mail pick up will now be done by Chris and Anna. HOA Quarterly Dues Checks will also be deposited by Chris.
3. Virginia Lawn Service, Inc is under contract for snow shoveling until 2026. They will automatically come plow when snow reaches 3 inches. Discussion about hiring someone to plow the common sidewalk areas when especially icy.

#### New Business

1. Rob Hartwell advocated for our community to join 123 Coalition in order to have traffic studies conducted before any changes are made to local traffic.
2. Parking Regulations were updated to reflect Visitor Hang Tag replacement fee.
3. Updated OLCA Resale Packages. Changes to fee prices recommended. Vote was not completed, current vote count is 3 members against.
4. Question raised regarding possible Rental Community guidelines amendment to Resale packages. Will need to reach out to lawyers, may need a community vote in order to pass.
5. Vote to approve additional solar light in dark area of neighborhood. Motion to approve by Christopher. Seconded by Jack. Approved by all.
6. Summer HOA Meeting proposal for Saturday, June 8, 2024 at 11AM to 1PM. Discussed possibility to reschedule for maximum Board participation.
7. Issue was raised about repeat offender of parking regulations on Captains Cove. Discussed potential courses of action if problem continues.

Motion to end meeting raised by Maria. Seconded by Christopher. Approved by all.

Meeting concluded at 9:05 PM, Thursday March 14th, 2024.