

OLHOA Meeting Minutes July 11, 2024

Meeting started at 7:02 PM

Board members present:

Ana

Christopher Guerra

Cody Massey

Jack Reba

Mitchell McKinney

Motion to approve agenda raised by Christopher.

Seconded by Jack; all approved.

Motion to approve meeting minutes from meeting held on 06/06/24 raised by Christopher.

Seconded by Cody; all approved.

Community members present

Sonya

Resident Time

1. Cody is able to provide email and password for community email address.

Financial and Administrative Matters

1. Currently have \$30,500 in checking account.
2. Paid \$6,930 in bills for June.
3. The second \$15,000 CD was renewed in June for 13 months at 4.5% interest rate.

Projects for 2024

1. Completed the solar lights and curbside paint projects in June by Omar.

Architectural Control, Maintenance and Repair

2. Jack has been following up with resident requests and questions.
3. Virginia Lawn Service is obligated to clean up leftover leaves and tree branches.

Parking

1. All parking regulations have been followed appropriately.

Old Business

1. EFT Corp requires an official OLCA HOA logo graphic. Cody mentioned an existing hand drawn sailboat logo. All other supporting documentation is in place.
2. We need to reach out to the Occoquan Town Hall to book for our upcoming in-person annual meeting in December or October.
3. There will be a \$200 meeting prep fee for a two hour HOA board members training. Chris will suggest some dates for the training to see if that works for the rest of the board.
4. The intent of adding a renters policy to resale packages was mentioned. Sample forms for renters regulations were distributed to the board for review.
5. Virginia Lawn Service completed two rounds of weed spraying around the neighborhood.

### New Business

1. Trash dumping was taking place in June and July 4th. Chris hired someone to collect trash that the vultures had gotten into on July 4th in preparation for trash pickup on July 5th. The issue of enforcing the regulation of residents using trash cans instead of just putting trash bags outside was discussed. Mitchell will review trash regulations in HOA documents for possible amendments or updates to help resolve this issue.
2. A boundary survey was never conducted for our neighborhood. Dominion Surveyors will mark corners of our property for \$3,900 or can do the corners plus points on line from corner to corner for \$6,300. These would help the board determine the land to be maintained by the HOA.
3. Omar gave a quote of \$2,900 to repaint the curbs. Board voted 4-1 in favor of accepting the quote for Omar to complete the curb painting job.
4. It will be \$750 to power wash the basketball court and paint a 3-point line by Omar. Board voted 4-1 to accept Omar's quote.
5. Omar quoted \$950 to repair slate wall at entrance of neighborhood. Board voted 5-0 to accept Omar's quote.
6. Virginia Lawn Service quoted \$1,500 and Omar quoted \$300 to resolve tree with ivy issue and clean up. Board voted 5-0 to accept Omar's quote.
7. Tree pruning around the lightposts project was quoted at \$75 per man hour by Virginia Lawn Service. Tree by the sidewalk behind basketball court was mentioned as a tree of interest for pruning.
8. Street light outage support ticket with Dominion Energy was submitted and they will take care of replacing the light.

Motion to end meeting raised by Chris. Seconded by Jack. Approved by all.

Meeting concluded at 8:14 PM, Thursday July 11th, 2024.