

## **Occoquan Landing Community Association Board Meeting**

**September 6, 2016, 7:30 PM**

**1415 Admiral Drive**

**CALL TO ORDER:** McQuigg called the meeting to order at 7:30 p.m.

**PRESENT:** Laura De Leon, Oumar Keita, Michele McQuigg, Jack Reba, Sylvia Setash, and Sondra Williams

**EXCUSED:** Steve Heath

**RESIDENTS IN ATTENDANCE:** Truck, Rebecca, Dillon and Cody Massey (12786 CC), Gail Wentworth (12794 CC), Nathan Bloom (12788 CC)

### **RESIDENT TIME**

- Gail Wentworth will be adding shutters and a storm door (all glass). The board was fine with the colors chosen.
- The Massey family reported that after testing and consultation with exterminators, they have dry wood termites in their attic. The issue is how to remove them. The termites are rare to Virginia and are usually found south of North Carolina. If they have to fumigate, the whole row of houses would have to be fumigated. They aren't sure if there is any exterminator in the area that does tenting. They wanted to let the board know what is going on. They have also put a hold on the roof replacement until the termite issue is taken care of. They will let Reba know when they get estimates for the lower windows. They never received the HOA documents so De Leon will send them the HOA documents along with the minutes and financials.
- Nathan Bloom will be re-doing the front and roof of his house because of hail damage. He has concerns about his HOA dues statements as well as the fact that the website is down and doesn't allow for payment. He never received the HOA documents so De Leon will send him the HOA documents along with minutes and financials. He also requested to view the HOA budget figures. Setash will work with our bookkeeper to make them available for viewing.

### **APPROVAL OF AGENDA**

Additions to agenda:

ACC – Timbers on Rivershore

Maintenance – Front yard patios

Sidewalks – Old Dominion Specialty Construction Inc.

Community Guidelines – Towing

New Business – October – December meeting dates and Executive Session

**Motion** – *Williams made a motion to accept the agenda as amended. Setash 2<sup>nd</sup>. Motion carried.*

### **APPROVAL OF MINUTES**

**Motion** – *Setash made a motion to accept the minutes of the August 2, 2016 meeting as presented. Williams 2<sup>nd</sup> the motion. Motion carried.*

### **FINANCIAL REPORTS**

It was noted that the Accounts Receivable list is less. However, 12709 HV continues to be delinquent. Setash will contact the bookkeeper to determine if letters were sent. The reports were accepted and filed for audit.

### **ARCHITECTURAL CONTROL**

#### **Timbers on Rivershore**

McQuigg stated that before the timbers are repaired, someone may need to discuss the issue with the president of the Jato Courts HOA as there are some of the timbers are part of the way up the hill on Jato property. There are also slate pieces from the Occoquan sign area on the road. Coty and Dillon Massey volunteered to pick up the pieces and re-set them.

#### **Violations**

12703 HV is getting better. Violation letters will be sent out again with the October board date for a hearing.

### **MAINTENANCE AND LANDSCAPING**

**Cables** - There are cables above ground behind the Massey home. They called the cable provider to have their cables buried, at no cost to them. Homeowners need to call their cable service provider and put in a work order to have cables buried per policy at no cost to them. A notice will be placed in the newsletter.

**Old Dominion Specialty Construction Inc.** - was at 1411 Admiral repairing damage done by a fire. They drove their truck over the sidewalk into the front yard. There is concern that there may be damage to the sidewalk.

**Lawncare Bid Document** – Williams passed out the document that will be sent to perspective bidders. The bids will be due back in October.

**Trash** – Admiral and Harborview have trash problems. In order to figure out who is dumping trash early, the bags have to be opened.

**Front Yard Patios** – some were grandfathered in. However, any changes or repairs will have to comply with ACC guidelines.

## **COMMUNITY GUIDELINES**

**Tarp Language** – to be discussed at the next meeting.

**Hang Tags** – to be discussed at the next meeting.

**Towing** – Residents are keeping logs of community cars parking in visitor spaces.

## **WEBSITE / SOCIAL MEDIA UPGRADE**

A resident reported that the website was down. He indicated that it was not up-to-date and would like to see online payment as an option (see Resident Time).

## **OLD BUSINESS**

**Playground Repair** – done and paid. The pads under the slides are staying in place. The pads under the swings have been moved and are still not back under the swings.

**Tree Work** – Hooks Tree Service said the Bradford Pear trees need branches thinned and cut back when the leaves have fallen. Work can be done this fall if money available or spring 2017 – an estimate for the work will be needed.

## **NEW BUSINESS**

**Upcoming Board Meeting Dates**– October 11, November 1 and 15 were dates discussed for the board meetings. December 7 or 14<sup>th</sup> were dates discussed for the annual meeting. De Leon will get with Heath to determine his availability.

**For the October Agenda** – Trash contract and trash pick up days.

**Executive Session** – McQuigg updated the board on a community issue with litigation potential.

## **ADJOURN**

**Motion** – *Williams made a motion to adjourn the meeting at 9:00 pm. Setash 2<sup>nd</sup> the motion. Motion carried*

**NEXT MEETING** – Tentative, October 11.

Respectfully submitted by

Laura De Leon  
Secretary