

Occoquan Landing Community Association 2020 Annual Meeting

January 23, 2021, 11:00 AM

Basketball Court – Captains Cove

CALL TO ORDER

The meeting was called to order by President Heath at 11:05 am with a quorum present. Members of the board in attendance: Laura De Leon, Steve Heath, Jack Reba. Absent were: Nathan Bloom, Oumar Keita, Cody Massey and Sylvia Setash

APPROVAL OF AGENDA

The agenda was reviewed. There were no objections to the agenda.

APPROVAL OF MINUTES

The minutes from the 12/12/2019 Annual Meeting were reviewed.

Motion – *Maria Kincaid (1419 A) made a motion to accept the minutes as presented. Jack Reba (12744 LL) 2nd the motion. Motion carried.*

ELLECTION OF OFFICERS

Three officer positions are up for re-election: Nathan Bloom, Cody Massey, and Jack Reba. Nathan Bloom indicated that he would not run so there was one open seat. Massey and Reba were willing to serve another 2-year period.

Nominations from the floor were called for:

- Danielle Rodoye (12754 CC) was nominated – she accepted the nomination.

Motion – *Alberto Bentancourt (1435 A) made a motion to accept the slate of nominees as presented. Karen Rowson (1431 F) 2nd the motion. Motion carried.*

BURNT OUT HOUSE

There is frustration from neighbors concerning the lack of progress on the house (12759 CC) that burned on October 30, 2019. The board, as well as Prince William County, are working on serving the owner. There is a possibility of a civil suit from the neighbors affected by the lack of progress. Foreclosure is another option but could take a couple of years. There are individuals who want to flip the home; one who wants to renovate it into a smart home. While the HOA can maintain the landscaping; we cannot enter the home. The mortgage

lender is aware of the situation as well as the insurance company. The board is pursuing all options we can think of. If anyone has any other ideas going forward, let a board member know.

AMENDMENTS TO THE RESTRICTIVE COVENANTS

The new lawyers we have are HOA lawyers and have found issues with the Restrictive Covenants that tie the HOA's hands in terms of issues of ACC enforcement (because of the VA Shadowbrook lawsuit) and the length of time it takes for any amendments to the Restrictive Covenants to go into effect. The board is planning on working with each street and our resident notary, to discuss the issues and work on getting signatures to the proposed amendments. Once we have enough signatures, it will take 3 year from the time of ratification for the amendments to go into effect. Note that any ACC fines the HOA has imposed, has been returned once any violations were corrected.

MAINTENANCE AND GROUNDS

The board had a reserve study completed. Per the report completed, the HOA should have approximately \$50,000 more in the sinking fund. We are approaching the time where roads will have to be replaced. Once that happens there will not be much left in the sinking fund. We could do a special assessment.

TRASH

Our lawncare company comes every two weeks to empty the community trash cans. We are looking at an amendment to the contract for them to come every week to remove the trash from the community trash cans. For general trash pickup, American Disposal is coming earlier to try to help us deal with the vulture issue. Other ideas generated include using black garbage bags, make a lot of noise for when the vultures come around. One can spray the bag with bleach water or put a small amount of ammonia in the bag. There was a lot of discussion about putting garbage in front of individual houses instead of at corners. This would help us identify any issues.

TREASURER'S REPORT

The HOA is in good shape. We have money in CDs that will mature in the spring. Legal expenses have been higher given the legal issues that the HOA has dealt with in 2020. Our previous legal company was paid by taking 1/3 of the money collected. We have a cleaner deal with our new legal team as we pay fees.

We need to look at raising quarterly dues to cover the cost of legal fees, the possibility of a property management company, and reserves. Discussion started at an additional \$25 to \$50 per quarter which would bring dues up to \$205 to \$230 per quarter. A cap would be \$280 every quarter. Note that dues can only be raised once every 3 years. The low end does not cover the cost of a property management company. Discussion centered around whether the community was big enough for a management company and that a management company would bring about its own set of problems.

Motion 1: *Maria Kincaid (1419 A) made a motion to look at a special assessment for a property management company, if the HOA decides on one, to keep a dues increase lower. Jack Reba (12744 LL) 2nd the motion. The motion passed with 2 nays.*

Discussion next, centered around a dues increase that did not include an increase for a management company. The HOA could vote on a cap for over a 3-year period.

Motion 2: *Danielle Rodoye (12754 CC) made a motion to increase dues by \$15 per quarter. Jack Reba (12744 LL) 2nd the motion. Motion carried unanimously.*

NEIGHBORHOOD WATCH

Discussion centered around re-starting the neighborhood watch. De Leon has sign up sheets for those who are interested in the various committees.

ADJOURNMENT

The meeting was adjourned at 12:20pm

Respectfully submitted by

Laura De Leon
HOA Secretary