

Occoquan Landing Community Association Meeting

April 1, 2020, 7:30 pm

Zoom Conferencing

PRESENT: Laura De Leon, Steve Heath, Jack Reba, Sylvia Setash

ABSENT: Nathan Bloom, Oumar Keita, Cody Massey

RESIDENTS IN ATTENDANCE: Rob Cross-Price, 12790 CC, Ana Morales, 1405 A

CALL TO ORDER

Heath called the meeting to order at 7:35pm .

APPROVAL OF AGENDA

Motion – *Setash made a motion to accept the agenda with the following additions/removals: Addition: reserve study, newsletter, Removal: Oumar's Concerns. De Leon 2nd the motion. Motion carried.*

RESIDENT TIME

12790 CC – He indicated that he was looking for a spot to park his truck. Suggestions given to him were to contact neighbors, possibly rent a spot, and put a post on the closed Facebook group.

APPROVAL OF MINUTES

Motion – *Setash made a motion to accept the March 4, 2020 minutes as presented. De Leon 2nd the motion. Motion carried.*

REVIEW ANNUAL CALENDAR

N/A

ADMINISTRATIVE

New Lawyer – Heath received a letter from Harris Loftus indicating they were no longer going to be involved in collections. He received information from other law firms. The Board looked further into Chadwick, Washington, Moriarty, Elmore & Bunn. They will do a documents review for us. **By email vote, April 7, 2020, the Board voted to retain Chadwick, Washington, Moriarty, Elmore & Bunn as legal council.**

Reserve Study – Heath will go back through his emails and see if there are any unanswered questions and find out the status of what was sent.

New Email for Board Members – Example would be: president@occolanding.org. Heather Lukes said she could set it up for us. Setup through our occoquanlanding.org domain

PARKING - Morales, Grimes

Things seem to be going well. People seem to be switching cars on Rivershore. People are moving their cars every 2 days. Some people have 5 tags for one address. A letter has been sent to residents using the visitor parking on Lighthouse Lane by Admiral.

ARCHITECTURAL CONTROL – De Leon, Reba, Grimes, Wentworth

The spring walk through that had been set for the weekend of April 18 has been cancelled until further notice. The stay at home order from the Governor of Virginia has been set for June 10. The committee will re-evaluate the start date when safe to do so.

12759 CC – Heath had a conversation with the owner. The first contract that was supposed to start work in March did not. The owner is looking for another contractor and indicated he would email Heath to update him on progress. No emails have been received. The Board will begin looking at options.

TREASURER'S REPORT

The Accounts Receivables are high because it is the beginning of a new quarter. We have several people who are a couple of quarters behind. In order to be on the board you can't be behind in membership dues. Snow removal has \$5000 that hasn't been used. We can use that for other projects; however, we need to keep some money in that line item for the end of the year. Heath will work with the bookkeeper to determine how much of a rollover we had from last year. Heath opened a \$10,000 7 month CD. "Concrete" will be removed from the Sinking Fund line item since that project is complete.

GROUNDS AND MAINTENANCE - Wentworth, Giddens, Bigelow, Grimes, Radoye

During the COVID-19 pandemic, the basketball court/playground on CC and the playground on A are closed. Notification will be put on our website home page and a message will be sent to the closed Facebook group. Setash located signs and she and Cross-Price purchased the signs. Heath will set them up.

TRASH

The basketball court can was piled high with trash last weekend. Vultures were pecking at it. Our new lawn service will be emptying it when they come.

UNFINISHED BUISNESS

N/A

NEW BUSINESS

Newsletter – include: playground closed, Virginia Lawn Service (1 year contract & contact them for personal needs), ACC of May 2019 violation fixes to December 2020, pick up trash and dog poop, parking reminder.

HOA Documents – Heath has a printer and will work with Setash to send out the HOA documents to 1418 F.

ADJOURN

The meeting was adjourned at 8:50 pm.

NEXT MEETING

May 6, 2020

Upcoming Meetings –June 3, July 1, August 5, September 2, October 7, November 4

Respectfully submitted by

Laura De Leon, Secretary