

Occoquan Landing Community Association Meeting

May 6, 2020, 7:30 pm

Zoom Conferencing

PRESENT: Laura De Leon, Steve Heath, Oumar Keita, Cody Massey, Jack Reba, Sylvia Setash

ABSENT: Nathan Bloom

RESIDENTS IN ATTENDANCE: Ana Morales, 1405 A, Lataunia Anderson & Yasmin Williams, 1411 A

GUESTS: Blake Smith, Smith Engineering

CALL TO ORDER

Heath called the meeting to order at 7:33 pm.

APPROVAL OF AGENDA

Motion – *Setash made a motion to accept the agenda as presented. De Leon 2nd the motion. Motion carried.*

RESIDENT TIME

1411 A – They discussed the parking issues they have had and requested a meeting with Heath. Heath requested that they bring him their proof of compliance with the parking rules and they agreed. They questioned further their past due payment owed to the HOA. Heath indicated that two law firms have given the HOA the same advice – their attorney needs to speak with the HOA attorney. Heath will forward the HOA attorney contact information.

PRESENTATION FROM DEVELOPER

Executive Session

Motion – *De Leon made a motion to enter Executive Session pursuant to Virginia Code: § 2.2-3711.3 Closed meetings authorized for certain limited purposes – discussion of property. Setash 2nd the motion. Motion carried.*

Morales, Williams and Anderson were added to a breakroom until the end of the session.

Motion – *De Leon made a motion to come out of Executive Session and continue the regular meeting. Setash 2nd the motion. Motion carried. No votes were taken within the Executive Session. Morales, Williams and Anderson re-entered the meeting.*

APPROVAL OF MINUTES

Motion – *Keita made a motion to accept the April 1, 2020 minutes as presented. Setash 2nd the motion. Motion carried.*

ADMINISTRATIVE

Reserve Study – Every 5 years we are required to have an independent party come in and look at our capital obligations and reserves to make sure we have enough money to take care of it. Heath received one response to the emails he sent out concerning the reserve study. He emailed the response to everyone. The board needs to read it and be prepared to discuss it at the next meeting.

New Email for Board Members – Heath talked to Heather Lukes about generic emails. Those can be setup and we can forward mail to them.

Officer Job Descriptions – De Leon pointed out that the ByLaws indicate the job descriptions for officers. She proposed that we provide charges for the individual committees and that would help inform committee job descriptions. The goal is to have issues sent to committee for them to discuss and report on at board meetings.

TRASH

People are putting bulk items out for pickup during a time when American Disposal will not pick up bulk items. Heath will walk tomorrow after trash is picked up and see what is left over in front of other's homes. Trash at corner of LL & F, F & 123 & HV & A. We need to engage anyone with home security cameras. Ideas generated, possible rewards and then fine offender the amount of the reward (we would have to check with legal). Put signs in various areas indicating that dumping is against the rules and the area is under surveillance. We could put big trash bins where everyone could dump.

There is a lot of leftover trash. Trash is being put out after American Disposal has already come. There are reports of American Disposal leaving bags or dropping the bags and not picking them up. The short survey that was done when we distributed the parking passes last summer showed that people were split on using garbage cans vs. a single place to put trash.

Motion – *Setash made a motion to have someone come and pick up the bulk items – possibly Omar. De Leon 2nd the motion. Motion carried.*

PARKING - Morales, Grimes

The same problem continues to happen with people staying in the same spot on Rivershore for more than 2 days. It tends to be the people who have 4 to 5 cars. At least one household had 4 cars and they rotate their cars between their two parking spaces and Rivershore. But as long as they re moving their cars on Rivershore every two days, it isn't breaking the rules. Anderson will give her information to Morales.

ARCHITECTURAL CONTROL – De Leon, Reba, Grimes, Wentworth

Outstanding items from May of 2019 need to be finished by December 12, 2020. When we are able to do the walk through a letter will be sent to the homeowner who still have May 2019 violations as a reminder.

12759 CC – His phone number is no longer in service. The HOA lawyer indicated that the homeowner has a legal obligation to repair/rebuild his home. We will have our HOA lawyer apprise us of our options.

TREASURER'S REPORT

1429 A has sent in his check so he is in good standing. The budget has no areas of worry. The accounts receivable came down from last month. At least three homeowners owe over \$1,000.

GROUNDS AND MAINTENANCE - Wentworth, Giddens, Grimes, Radoye

The board is hearing good things about the new lawn service. They are emptying the garbage cans at the parks as well as picking up litter and other garbage. They have been reporting to Steve. There are solicitation signs in the community, but they are ignored.

UNFINISHED BUISNESS

N/A

NEW BUSINESS

N/A

ADJOURN

The meeting was adjourned at 8:55 pm.

NEXT MEETING

June 3, 2020

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

Respectfully submitted by

Laura De Leon, Secretary