

Occoquan Landing Community Association Meeting

July 1, 2020, 7:30 pm

Zoom Conferencing

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

ABSENT: Nathan Bloom

COMMITTEE MEMBERS IN ATTENDANCE: Ana Morales, 1405 A,

CALL TO ORDER

Heath called the meeting to order at 7:32 pm.

APPROVAL OF AGENDA

Motion – *Reba made a motion to accept the agenda as presented. Massey 2nd the motion. Motion carried.*

RESIDENT TIME

N/A

APPROVAL OF MINUTES

Motion – *Massey made a motion to accept the May 6, 2020 minutes as presented. De Leon 2nd the motion. Motion carried.*

PROPOSED DEVELOPMENT

The HOA received a memo from Blake Sullivan thanking us for consideration of his proposal. He indicated that he would investigate other options. Heath will be attending the LOCCA meeting on July 2. The Conservation Association will be there. On the agenda for LOCCA, there is a vote expected to be taken on the proposal.

The intersection and sidewalk on Occoquan Road may be done in 2021 per Supervisor Kenny Boddye.

PROPERTY MANAGEMENT

The board is looking at putting an RFP together for a property management firm. The RFP can be written so that we have them take care of certain aspects of the community or the entire community. The monthly dues for Heath's other condo property in Lake Ridge is around \$350 per month (including the Lake Ridge HOA dues). Setash will investigate comparable areas. Reba will go back through his paperwork to see if he has a past RFP.

12759 CAPTAINS COVE

A bid was received from Omar and Virginia Lawn Service for front and backyard cleanup.

Motion – *Reba made a motion to employ Omar to complete the cleanup for \$400. Keita 2nd the motion. Motion carried with 4 Ayes and 2 Nays.*

The PWC Health Department as indicated that the property is a health violation. Heath has had complaints from neighbors. Foreclosure is an option. The board will begin looking at the steps.

TREASURER'S REPORT

No money from the snow fund has been spent to date. We earned a little more interest than expected. Our bookkeeper is looking into seeing if the dues is coming in slower than usual given the pandemic. The AR report is deceptive given that the report was pulled the same day the quarterly dues was sent out. We are receiving reports on liens from our lawyer.

ARCHITECTURAL CONTROL – De Leon, Reba, Grimes, Wentworth

The ACC will meet the week of July 8 and schedule a date to do a walk through of the properties that have outstanding May 2019 violations. Letters will be sent reminding individuals of their violations and the December 12, 2020 completion date.

GROUNDS AND MAINTENANCE - Wentworth, Giddens, Grimes, Radoye

Phase III Reopening – The HOA parks are re-opened. The board will continue to watch the State of Virginia's reports.

Entrance Sign on Admiral – Omar said he would give a bid on the sign. Wentworth is working on it. Posts are the problem. Reba will talk to Omar and Heath will talk to Wentworth for an update.

Rivershore– The entrance stones were repaired. Removing the timbers and putting 4 x 4s in would cost approximately \$3700. Part of the \$3700 would be replacing the stonework with 4x4s too.

Trees – We need to look at putting some trees in in some dead areas.

Proposed Improvements -Possible light in the corner of Admiral and LL where trash is left. Check Trello for what is also pending such as railings in park, light at Rivershore and Occoquan Road, etc.

Cameras –We would have to take a vote on community cameras at an annual meeting.

PARKING - Morales, Grimes

The same problems continue to happen. We have 2 cars with expired tags. Warning stickers will go on the 2 cars. The State of Virginia has given another 60 days for tags and inspections.

UNFINISHED BUISNESS

N/A

NEW BUSINESS

N/A

ADJOURN

The meeting was adjourned at 8:23 pm.

NEXT MEETING

August 5, 2020

Upcoming Meetings –September 2, October 7, November 4

Respectfully submitted by

Laura De Leon, Secretary