

Occoquan Landing Community Association Meeting

August 5, 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, Libby Heath, 12772 CC

CALL TO ORDER

Heath called the meeting to order at 7:30 pm.

APPROVAL OF AGENDA

Add to Grounds & Maintenance – discussion of the request to remove trash fines from 12747 LL

Motion – *De Leon made a motion to accept the agenda with the addition. Massey 2nd the motion. Motion carried.*

RESIDENT TIME

1405 A – There is blue caution tape on the light pole by 1410 Flagship. Back in January, De Leon sent a request to Dominion concerning the light outage. She will request an update as to why there is caution tape and when work will be completed.

APPROVAL OF MINUTES

Motion – *Setash made a motion to accept the July 1, 2020 minutes as presented. Keita 2nd the motion. Heath abstained from the voting. Motion carried.*

PROPOSED DEVELOPMENT

The developer for the land behind the Admiral, Lighthouse Lane and Captains Cove streets has pulled back at this point. The LORCA meeting was cancelled, and the developer removed his name from the August agenda.

PROPERTY MANAGEMENT

Heath is working on a non-binding RFP. There are not many subdivisions that are our size so there are not as many houses to spread the increase in membership dues across. There is a possibility that going with a property management company could increase the dues anywhere between \$20 to \$50 per month or a 30 to 100% increase monthly.

Even though there is a property management company, the HOA would still have a board who would meet monthly. A representative from the property management company would come to the board meetings as well as deal with resident issues. The board would make final decisions.

TREASURER'S REPORT

Heath and our bookkeeper analyzed the affect of COVID-19 and the payment of membership dues. They found a small lull with people taking a little longer to pay their dues. People who pay regularly, still pay regularly. The cost of collections is much higher and that will have to be considered when it is time to work on the 2021 budget. Heath will continue talking to those who have high outstanding balances.

ARCHITECTURAL CONTROL – De Leon, Reba, Grimes, Wentworth

On July 19 Wentworth and De Leon did the walk through to look at the outstanding violations from 2019. 20 letters were sent as reminders of what the violations are as well as the December 2020 deadline for completion.

The committee proposed that no formal walk through is done for 2020 given the issues with COVID-19. However, we will continue to send letters as issues arise. The board agreed.

1429 A – the committee replied to him on Monday, Aug 3 asking if he was planning on keeping the color he currently has and is it white. He indicated that he would use the same color he currently has which is cream. De Leon will email the ACC consent.

GROUND AND MAINTENANCE - Wentworth, Giddens, Grimes, Radoye

Entrance sign – will Torres still do it? De Leon is willing to help.

Proposed improvement – Giddens found someone to do iron work.

Trash – do we put a sign in the park by LL and A concerning the dumping of trash.

12747 LL – given this is the first time there has been a trash issue with this resident the following motion was made:

Motion – *Setash made a motion to waive the \$50 fine. Reba 2nd the motion. Motion carried.*

De Leon will contact the bookkeeper to have the fine removed. Heath will contact the resident.

PARKING - Morales, Grimes

There are problems on Flagship with 4 cars moving around from one space to another; they are being logged. We think we are making progress and then we are back to square one. There may be a house on Lighthouse Lane with 5 cars.

Morales was thanked for all her efforts.

EXECUTIVE SESSION

Motion – *De Leon made a motion to enter Executive Session pursuant to Virginia Code: § 2.2-3711.7 to discuss legal issues. Setash 2nd the motion. Motion carried.*

Morales left the meeting.

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

UNFINISHED BUISNESS

N/A

NEW BUSINESS

N/A

ADJOURN

The meeting was adjourned at 8:50 pm.

NEXT MEETING

September 2, 2020

Upcoming Meetings –September 2, October 7, November 4

Respectfully submitted by

Laura De Leon, Secretary