

## **Occoquan Landing Community Association Meeting**

**October 7, 2020 7:30 pm**

**Zoom Conferencing**

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

**ABSENT:** Nathan Bloom, Oumar Keita

**RESIDENTS IN ATTENDANCE:** 1403 A – Kevin Pewterbaugh, 12786 CC - Dillon Massey, 12772 CC - Libby Heath

### **CALL TO ORDER**

Heath called the meeting to order at 7:31 pm.

### **APPROVAL OF AGENDA**

**Motion** – *De Leon made a motion to accept the agenda with the addition. Reba 2<sup>nd</sup> the motion. Motion carried.*

### **RESIDENT TIME**

1403 A – The owner's son has moved out of the community. The son wants to be able to park in visitor parking; however, the tag has been determined a resident car. What are solutions? He can park on Rivershore with a visitor hang tag. Other thoughts generated – use parking stickers so that the parking committee would have an easier time of keeping track of cars. Can people buy visitor stickers? At Heath's other property, guests spending the night have to request a special visitor pass for overnight with a range of dates. Heath indicated that if he is interested in working on the parking committee to contact him or De Leon.

12786 CC – D. Massey is willing to help out with the Trello boards. He can update, create more items, clear out old items, help to organize us, etc. He will look at tickets to add for from this meeting.

### **APPROVAL OF MINUTES**

**Motion** – *De Leon made a motion to accept the August 5 and September 2, 2020 minutes as presented. Reba 2<sup>nd</sup> the motion. Motion carried.*

### **PARKING**

This was covered in Resident Time. We are waiting to find out if Yasmin Williams files any further paperwork by the end of the day on Friday.

### **ANNUAL MEETING**

Discussion centered around what the date should be. We would have to move quickly if we wanted the meeting before Thanksgiving. The issue is the setting. Board members will look into various virtual platforms such as Zoom, Zoom Webinar, WebEx, Google Hangouts. Issues include how to admit people as well as voting. We will meet on October 21, 7:30 pm to determine results.

### **PROPERTY MANAGEMENT**

Heath presented a draft RFP. Board members need to go through it and get comments to him.

### **RESERVE STUDY**

The Board received the reserve study. While we are likely to have enough in reserves for roads, we won't have enough for projects into the next 5 years without raising membership dues. We need to determine if the retaining wall at the Flagship/Lighthouse steps are the HOA's or the owner's responsibility.

### **TREASURER'S REPORT**

In our Expenditures, we are up in collections. Our Accounts Receivables are high also because it is the beginning of the quarter.

## **BYLAWS & COVENANT AMENDMENTS**

The proposed amendments are needed to be able to deal with the burned-out house on Captains Cove. We have a notary in the community who is willing to work with us. Heath is looking into having a meeting at his house or on the basketball court. Heath will get pictures to De Leon so she can send a mailing to the non-resident owners.

## **ARCHITECTURAL CONTROL – De Leon, Reba, Grimes, Wentworth**

ACC received a request for new a new back sliding door that goes out onto a deck. There are no muntin bars on it. We will send him an email or letter.

## **GROUNDS AND MAINTENANCE - Giddens, Grimes, Radoye**

Heath will get the trash information from Wentworth. Right now, we do month to month with American Disposal. The lawn contract is coming up for renewal. Snow removal – VLS was contacted and we are waiting to hear back. Heath emailed the recommendation that our former snow guy gave. He is also contacting Giovanni. The playground needs new mulch as there are weeds growing through it. De Leon will send the bill for the tree trimming at 1419 & 1417 A to Heath and our bookkeeper.

## **UNFINISHED BUISNESS**

Nothing new on the 12759 CC property. Setash has received call from real estate agents wanting to flip it.

## **NEW BUSINESS**

N/A

## **ADJOURN**

The meeting was adjourned at 8:40 pm.

## **NEXT MEETING**

October 21 – to discuss the annual meeting

**Upcoming Meetings** –November 4

Respectfully submitted by

Laura De Leon, Secretary