

Occoquan Landing Community Association 2021 Annual Meeting

December 8, 2021, 7:30pm

Holiness Tabernacle, 1440 Old Bridge Road, Woodbridge

CALL TO ORDER

The meeting was called to order by President Heath at 8:00pm with a quorum present. Members of the board in attendance: Laura De Leon, Steve Heath, Cody Massey, Danielle Radoye, Jack Reba, and Sylvia Setash.

APPROVAL OF AGENDA

The agenda was reviewed. There were no objections to the agenda.

Motion – *Karen Rowson (1431 Flagship) made a motion to accept the agenda as presented. Maria Kincaid (1419 Admiral) 2nd the motion. Motion carried.*

APPROVAL OF MINUTES

The minutes from the January 23, 2021 (2020 Annual Meeting) minutes were reviewed.

Motion – *Danielle Radoye (12754 Captains Cove) made a motion to accept the minutes as presented. Laura De Leon (1417 Admiral) 2nd the motion. Motion carried.*

ELECTION OF OFFICERS

Three terms will expire at the end of 2021. There is also an open seat that needs to be filled. Board member terms expiring are: Laura De Leon (current Secretary), Steve Heath (current President) and Sylvia Setash (HOA Docs). Each has indicated that they will not run for another term as it is time to get fresh blood on the board. Nominations were taken from the floor. The nominees included:

Maria Kincaid (1419 Admiral) – accepted – 2-year seat

Mabel Hayes (12749 Lighthouse Lane) – accepted – 2-year seat

Julie Anne Bigelow (1427 Flagship) - accepted – 2-year seat

Motion – *Sylvia Setash (12724 Lighthouse Lane) made a motion to accept the slate of nominees as presented. Cody Massey (12786 Captains Cove) 2nd the motion. Motion carried*

BURNED OUT HOUSE ON CAPTAINS COVE

Heath recapped the issue with 12759 Captains Cove to date. In late October 2019, the home caught on fire. The homeowner was supposed to repair it. Board members met with the homeowner on a couple of occasions where they were assured that the house would be repaired/rebuilt. The HOA lawyers subsequently told the board that our HOA documents were not strong enough to compel the homeowner to make the repairs. Prince William County Code Enforcement is now involved issue. De Leon gave a

summary of the 2nd court hearing which was on November 17, 2021. The homeowner did nothing to comply with the court order to show a plan to rebuild or start the process of getting bids. The next court date is February 2. The court ordered the homeowner to give weekly updates to Prince William County. If other homeowners would like to speak during court, let the prosecutor know so he can inform the court.

Other discussion included: another homeowner emailed 12759 Captains Cove asking permission to go onto the property to have the tarp replaced. The other homeowner did not get a response. Threats of jail and fines by the county may have an impact on getting the project completed. Individual members of the HOA could try to get a pro bono lawyer and as homeowner sue. A resident will investigate a pro bono lawyer. Residents can smell mold from the house. The new board can invite the prosecutor to a board meeting discuss the issue. Note: the HOA has been paying the fees to keep the grass cut, etc. There is a thought to let it grow to further the county's case.

BY-LAWS & COVENANT AMENDMENTS

As indicated the situation at 12759 Captains Cove forced the Board to look at the Restrictive Covenants. Per our HOA lawyers, the Restrictive Covenants are not strong enough to force an owner to maintain their property. The HOA lawyers drew up amendments to help mitigate the issue as well as change the 3-year rule (amendments to the Restrictive Covenants cannot go into effect until 3 years after the passage of the amendment). Two thirds or 78 homeowners need to sign the amendment for it to go into effect. The Board held several informational meetings, sent out flyers, etc.; however, the process stalled out. The new board may have another meeting in the spring

MAINTENACE & GROUND

The big project for the year was the asphalt replacement. Many sidewalks were replaced in 2018. The Admiral Street playground was updated around 2013/2014.

Other projects under discussion

- a. Retaining wall on Rivershore – stone & wood – the Board is collecting bids for that
- b. Iron railings on a few of the HOA steps – need to be replaced or repaired
- c. Split rail fences – they need a lot of work. Can we put in bushes instead of fences? John Grimes (1421 Admiral) would like to serve on the committee.
- d. Trees behind Admiral Drive, Lighthouse Lane, and Captains Cove – De Leon (1419 Admiral) and Grimes (1421 Admiral) met with an arborist who provided the Board with a list of trees with issues. The property owners on which the trees reside, have been notified.
- e. Bench in Admiral Park – The bench is falling apart.
- f. Tree Trimming near Basketball Court – These need to be trimmed along with other HOA trees.

TRESURER'S REPORT

- a. Monthly report
- b. Budget review
- c. Proposed budget
- d. Dues Increase – Next possible date is 2023.

As of the beginning of December 2021, the HOA has approximately \$93,700 in checking and savings. We owe the sinking fund \$23,000. The rollover for 2021 into 2022 should be approximately \$6000. Last year it was approximately \$9000. The asphalt project cost \$188,000. The proposed budget needs to be revised but for now the HOA is following what we had in the past.

PARKING

The Parking Committee Chair was presented with a gift certificate and thanked for all the hard work she has done to stabilize parking. A question was asked as to how resident parking in a visitor space is monitored. Answer – the Parking Committee keeps a log. The committee tried to give the car owners the benefit of the doubt.

ARCHITETURAL CONTROL

The Architectural walk through was completed in the Fall of 2021. The ACC considered the comments from the 2019 Annual meeting and included pictures as well as time frames for issues to be resolved. One homeowner thanked the ACC as she wouldn't have known of her problem without the letter. Let ACC know if more time is needed.

TRASH

A camera has been added by a homeowner at Lighthouse Lane and Admiral Drive. It seems to be helping. Discussion ensued around the following:

- a. Per County ordinance and in the HOA Bylaws, homeowners should be using trash cans. Wind can blow trash cans when left out in the common areas. The silver balloons work well. Use trash cans with the house number on it. Trash cans could be put in front of homes or in a fenced off area on the corners. It was noted that a survey was taken when the parking passes were handing out and ½ of the community were in favor of dumpsters (although they didn't want them around their home). There is nothing in the American Disposal contract about collection points. That is just something that the community did organically. Park trash cans are not for personal trash
- b. Community options:
 - a. Cans
 - b. Dumpsters
 - c. Other

NEIGHBORHOOD WATCH

The HOA hasn't had a Neighborhood Watch in a couple of years. We have homeowners who walk their dogs and keep an eye out for issues. There are some homeowners in the community against a watch as they don't want to tell on their neighbors. Prince William County would send a police officer and talk to HOA. The next Board will discuss the issue.

NEW BUSINESS

N/A

ADJOURNMENT

The meeting was adjourned at 9:15pm

Respectfully submitted by

Laura De Leon
HOA Secretary