

Occoquan Landing Community Association 2022 Annual Meeting

February 23, 2023, 7:30pm
(Rescheduled due to lack of quorum)

Originally Holiness Tabernacle, 1440 Old Bridge Road, Woodbridge
Then Moved to Maria Kincaid's Residence, 1419 Admiral Drive, Woodbridge

CALL TO ORDER

The meeting was called to order by President Kincaid at 7:51 pm with a quorum present. Members of the board in attendance: Maria Kincaid, Ana Morales, Julie Bigelow, Cody Massey, and Jack Reba.

APPROVAL OF AGENDA

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

Motion – *Maria Kincaid (1419 Admiral) motioned; Ana Morales (1405 Admiral) 2nd the motion. Motion carried.*

APPROVAL OF MINUTES

The minutes from the February 3, 2022 (2021 Annual Meeting) minutes were reviewed.

Motion – *Jack Reba (12744 Lighthouse) motioned; Julie Bigelow (1427 Flagship) 2nd the motion. Motion carried.*

ELECTION OF OFFICERS

Two terms will expire at the end of 2021. There is also an open seat that needs to be filled. Board member terms expiring are: Cody Massey (VP) and Jack Reba (ACC). Both Cody Massey and Jack Reba indicated that they will continue on the Board for an additional term of two years.

PRESENTATION BY PWC COUNTY TRANSPORTION MANAGER

Paul Obelita, PRC Transportation Manager, was present to give an update of the current status of a flyover ramps to alleviate traffic congestion and make improvements to the intersections of Interstate 95, Old Bridge Road and Rt. 123. He stated there were currently four options on the table being considered in the preliminary stages of the project. All four options would be subject to budget review, engineer review, an environmental impact study, noise study, soil and a runoff study prior to any decisions being made. Obelita stated PWC was working to find funding and that the anticipated start of the construction would be at least 5-6 years in the future. Obelita made clear that all four options were in the very preliminary stages of review. Questions were presented to Mr. Obelita. There was a group discussion.

FINANCIAL REPORTS

Maria Kincaid gave the financial report. She summarized current assets stating that the HOA was in good financial status. Kincaid then reviewed expenses and discussed the need to increase

the budget for 2023 to cover increasing vendor costs, maintenance and improvements to the Community. Kincaid noted that past due receivables were running very high, on the average the HOA dues were delinquent on the average of \$22,000 per month. Kincaid also stated that the Board adopted a new policy to handle delinquencies – any owner with dues in arrears by three quarters automatically gets sent to the lawyers for collection. From there the lawyers handled collections.

BURNED HOUSE ON CAPTAINS COVE

Maria Kincaid discussed the burned out house on Captains Cove. She discussed the condition of the house, lack of roof tarp and wildlife that had taken up residence on the property. She stated the HOA was working with the County to try to force the owner to repair the house. The property was the subject of ongoing litigation and all efforts were being made to have the owner return to the property to habitable order.

MAINTENANCE & GROUNDS

Maria Kincaid summarized improvements made to the Community during 2022. These included:

- a. Removal/Replacement of some split rail fences
- b. Tree trimming of all trees in the HOA
- c. Repaired Benches in both the Admiral Drive Park and the Basketball Court
- d. Removal of dead trees behind Admiral Drive
- e. Refurbishing Playground Equipment
- f. Railings on HOA Steps
- g. Entry Sign Refurbishment

Remaining Projects for 2023 include:

- a. Retaining wall on Rivershore
- b. Concrete repair in HOA
- c. Wood chips in Playground

PARKING

Ana Morales summarized parking regulations and issues stating that a log is kept of all cars in the HOA daily. She also discussed issues with multiple cars per household.

ARCHITETURAL CONTROL

The Architectural walk through was completed in the Fall of 2021. An updated ACC walk through was planned for 2022.

TRASH

Through efforts of the HOA Board, the trash issues have improved over the past year. The HOA suggested that everyone purchase their own trash cans as the trash company would not offer cans

to the neighborhood. The trash company has mentioned that they were hoping to phase out trash cans and go to Dumpsters. A community discussion ensued regarding the best options.

NEW BUSINESS

N/A

ADJOURNMENT

The meeting was adjourned at 9:15pm

Respectfully submitted by

Maria Kincaid
President