

**Occoquan Landing Community Association Meeting**  
**September 14, 2021, 7:30 pm**  
**Captains Cove – Basketball Court**

**PRESENT:** Laura De Leon, Steve Heath, Cody Massey, Jack Reba, Dani, Radoye,

**ABSENT:** Sylvia Setash

**RESIDENTS IN ATTENDANCE:** N/A

**CALL TO ORDER**

Heath called the meeting to order at 7:05 pm.

**APPROVAL OF AGENDA**

Add to Grounds and Maintenance – Tree Limb on Truck

**Motion** – *De Leon made a motion to accept the agenda as amended. Radoye 2<sup>nd</sup> the motion. Motion carried.*

**RESIDENT TIME**

N/A

**APPROVAL OF MINUTES**

**Motion** – *Radoye made a motion to accept the minutes of the August 4, 2021, meeting as presented. Massey 2<sup>nd</sup> the motion. Motion carried.*

**AMENDMENT TO THE RESTRICTIVE COVENANTS**

No update.

**TREASURER'S REPORT**

We are ahead in dues, parking, and postage proportionately. Streetlights may need to have funds added. Heath will investigate the request for liens that was made in May. For the next budget, De Leon proposed that the various committees have a specific line-item budget. This would allow the committees to know how much money they had to spend as well as help prioritize projects. Massey proposed the possibility of opening accounts for each of the committees. Financial record backup – Heath will talk more to our bookkeeper about cloud-based QuickBooks. There is one option have a cloud-based QuickBooks at \$40 per month for 5 users. The other options are \$17 per month for a drop box and \$34 per month for ACE. Heath will check on the community HOA registration.

**ARCHITECTURE CONTROL**

The walk through was re-scheduled for the weekend for September 25 and 26. ACC will look for trash issues also.

**GROUND & MAINTENANCE**

**Roads** – We received 2 bids for the re-do of the roads.

**Motion** – *Massey made a motion to close the bidding process with the 2 bids obtained. De Leon 2<sup>nd</sup> the motion. Motion carried.*

**Motion** – *Radoye made a motion to accept the \$188,000 bid from Advantage Asphalt with the stipulation that they produce their insurance and all license information. De Leon 2<sup>nd</sup> the motion. Yay – De Leon, Heath, Massey, Radoye. Nay – Reba. Motion carried.*

**Timber Wall** – tabled

**Playground Maintenance** – The mulch has gone in and looks nice.

**Retaining Wall and Sign at Rivershore & Admiral** – No update

**Bench in the Admiral Park** – the benches may be original and may need to be replaced.

**Arborist** – We received information back from our HOA lawyers; however, De Leon needs to follow up with them as they mis-interpreted part of the arborist’s report.

**Rodents** – The exterminator was back to replenish the bait in the traps. He is concerned about the amount of trash that are backyards and streets. How can we gauge if the exterminator is effective if there are issues with trash in the backyards? Heath will check on county ordinance on the use of trash cans. We also need to find out if there needs to be a trap behind Lighthouse by the basketball court.

**Tree Limb on Truck** – after a storm that had a lot of wind, a branch from a tree on 12736 LL property fell on a car that was parked on Rivershore. The question becomes who is responsible for the truck repairs. Heath will check with our HOA lawyers to see what responsibilities the HOA has.

## **PARKING**

**No Update**

## **TRASH**

There was an inquiry from a resident asking if we are going to start using trash cans. Heath will investigate it.

## **OLD BUSINESS**

**Open Board Seats** – with Keita moving, we now have an open board seat. It was agreed to wait until the elections in December instead of filling the seat now.

**Committee Charges** – De Leon sent a draft of committee charges. The Board needs to fine tune the duties and clearly spell out the duties of the Vice-President.

## **NEW BUSINESS**

N/A

## **ADJOURN**

The meeting was adjourned at 8:30 pm.

## **NEXT MEETING**

October 6

**Upcoming Meetings** –November 3

Respectfully submitted by

Laura De Leon, Secretary