

Occoquan Landing Community Association Annual Meeting
May 7, 2022, 7:00 PM
1419 Admiral Drive, Woodbridge, VA 22192
Agenda

Minutes

Meeting of April 7, 2022 was held both via video conference as well as at Maria Kincaid's house, 1419 Admiral Drive. Present at this meeting in person were Jack Reba, Ana Morales, Cody Massey and Maria Kincaid,. Julie Bigelow, Dan Radoye and attended the meeting via video conference.

Residents in attendance-- John Grimes, Kathy Shartzter in person and Laura DeLeon online.

Call meeting to order 7:07

On admiral Drive the speed bump debris is gone. Not the same elsewhere in community.

Meeting agenda, Cody motioned to approve, and Jack seconded.

Previous meeting minutes motion to approve Jack, and Maria seconded.

Maria stated all board members should visit the google drive as it is very well set up. Laura did much work to get this in order.

Financial Reports:

Reviewed reports—money we spent and took in each month, April.

Price of collections was \$1600 for April, and we received \$3690 in past collections. With a few residents calling to make arrangements to make payments (some through August). All of this is being handled through the lawyers office.

Maria to speak with lawyer to discuss the many time entries. Maybe we should push off a few months and pick back up in July, from Maria. Dani suggested to continue at least one more month and then reassess. Keep some consistency in the stance we have taken. The attorney fees are deductible per Maria. We will continue to pursue. To continue we might incur another \$1500 fee this month.

Maria received a letter from the attorney, and he is working on getting a few things in order that haven't been handled properly. This has been handled by email.

We need to get second signer on the bank account. Dani went to bank to sign the signatory card. So that has been cleared up. Maria is the sole administrator on the account. Maria thinks the bank has a lot of rules and regulations and we need to look outside of this bank. Everyone on board should have a viewer privilege. Maria has an excellent relationship with Bank of America and so she and Jack will go visit there to see what our options are. We need two signers- this has been taken care of. Dani asked that the board be able to vote on this, and that we should at least get multiple offers. Maria stated that because people on the board have relationship with Bank of

America, we will probably get a better deal there. They will most likely give us something (throw us a bone).

Julie has made a recent deposit of over \$6000 and another group of checks to deposit (Monday). Julie stated that she has been retrieving checks weekly and depositing weekly. Maria stated that we do not have the ability to pay online; Laura stated she pays online. Cody states that we could have the bank's routing number and account number on the invoices. Maria and Cody further discussed how to do online payments. Maria will further investigate with the bank to get this organized. Julie suggested bank could use ZELL and no fees, just bank to bank transfer. Maria stated there are different ways to pay.

Formation of Committees:

Maria asked if anyone is willing to form a committee for the June 10th meeting. Are we going to provide refreshments? It is on a Saturday, should read June 11th. Maria asked if we should change the date b/c Cody is out of town. Julie not available on Saturday as well. Maria offered Sunday but further discussion was made that Sunday is a family day and church day. John Grimes suggested put bunting or flags or anything to announce the meeting in the days prior. Julie offered her tent to provide shelter to the place. Coolers of drinks available for residents. Dani to provide the drinks and coolers. The consensus is from people in attendance is that we should have it at the park. Playground, 1:00 on June 11th. Gift Card drawing. Dani to secure this gift card.

Architectural Control:

Jack and his committee will be doing the "review walk" for revisiting the previous violations and then assess new ones. This should be completed in late May. Then somehow, we will advertise that we will have a neighborhood vote on the best spring yard in the neighborhood and give a Home Depot gift card. Maria to email notifications and incorporate the contest.

Paving Co. to return to remove the remaining speed bumps and reinstall the speed bumps where they are supposed to be, and the company was paid to install them.

Hillside grading, by Kent (landscaping company) he will not do this without the permission of the people of Jato Ct. Our landscapers will do this, for \$2900 completely. Maria researched at the county and the site plan is not available, the county doesn't keep this. They told her we will need to hire a survey company. Jack says no to survey. Board vote faltered. Dani suggested that we table this until next month.

Fencing is outdated and expensive to replace—some neighbors have asked that it be updated, modernized. Cody suggested brick, too expensive. John Grimes suggested that it be graded and pressed concrete. This is across from Maria. All the split rail fencing should be removed. Maria will move forward with getting the split rail fencing removed. Maria to ask landscape company what their suggestion as replacement is.

Refurbishment of park benches, John Grimes is (present at meeting) going to replace the park benches. He has been all over the place for the cheapest wood. It is not pressure treated. He will

double prime and double paint. No ETA, he will do them as he can do them. Total estimate under \$500. Replace all the benches with fresh wood and the trash cans as well. This was denied, we will only replace the pieces that need to be replaced and all will be painted to match.

Plants at the entrances we need a hearty summer plant per the landscaper's suggestion. We don't have time or money to do extensive landscaping. Repair the slate/ stone wall trimming bushes at Occoquan Rd entrance. Maria suggested we pursue the vegetation at the entrances. Let's revisit this next board meeting. Something flowering, beautiful, inviting at each entrance.

Burned out House

County is going to destroy the house. They have condemned it. They cannot do this until after August 17th because Dawson has until then to make progress. Maria has made the plea to the county attorney's office, and this has made this progress. Julie has had conversation with building official as well. Dani stated that this is the exact timeline for progression that Michelle Jenke at county gave us two years ago.

Our attorney is looking for other options. Julie has made suggestion to Maria of another attorney.

Maria asked about the light replacement on Flagship. Maria had contracted with Omar.

Dani asked for the tree in front of my house to be removed. Also, that the light on her house to illuminate the side yard? The HOA maintains this on other dimly lit areas in the neighborhood. Maria voiced concern on these costs until we get our budget under control.

Adjourned meeting at 8:32pm.