

Occoquan Landing Community Association Annual Meeting
June 9, 2022, 7:00 PM
Playground

All to order at 7:35 by Maria Kincaid.

Dani motioned to accept the agenda and meeting minutes from last meeting. And Julie seconded the motion. All in favor and approved agenda for tonight and previous meeting minutes.

Community time—Julie Bigelow pointed out the trees that need to be removed (adjacent to the park and behind Julie's home. Sonya (CC) mentioned the trees behind her home need trimming. Dani brought up the tree in front of her home as well cracking sidewalk and extremely messy – leaves/branches etc.) It was decided the HOA needs an overall all neighborhood "tree appt" with a contractor who can remove all of these and be on call for future use.

Rob Cross-Price (homeowner) asked for better communication from board, not just on facebook—need to better update the website and also the neighborhood newsletter resurrected??

John Grimes (renter) called attention to the benches he fixed at the playground. He gave directive for all residents to pick up any trash they see in the neighborhood.

Evette stated that neighbors need to talk to each other to resolve problems ourselves, work together.

Maria commented on the great turn out of neighbors.

Bea (CC) can residents be asked to put (spray) something in their trash bags prior to putting them out to the curb for pick up? Perhaps this would deter the vultures?

There was discussion to follow with input from Evette and Rob Cross-Price regarding the use of trash cans, pros and cons. Maria stated that this has been an ongoing problem for years. Sonya voiced concern over using the cans.

Evette stated we need to follow through on getting 3 bids from contractors not just one and go with that one.

Both Sonya and Evette complimented Maria on the progress the board has made in getting things accomplished since she became President of the board.

Maria stated each board member has a \$500 budget to use at their discretion.

Maria getting the electronic payment option set up at our current bank. United will have an ACH in place for our residents to pay dues.

Maria announced she will be OOT for the next 10 days, traveling out of country.

She stated we, as a board, have been spending very little money. Dani pointed out that we have had a rather large expense in paying legal fees to get the overdue accounts to come current.

Maria concurred stating that we have let things go for too long and thus the big spend items

occur to get things back on track. However, we paid \$3000 the first month and \$717 the second month in legal fees for overdue account reconciliation, so we are moving in the right direction.

Maria is looking into security cameras for the entire community and is soliciting 3 bids from various security companies. This would be to install throughout the community.

Maria spoke to the trash/clean up requirement inquiries to the board concerning Rivershore Dr. – this is county property, and they maintain, NOT THE HOA.
Discussion was had regarding installing fences at the end of Lighthouse (at a cost of \$1000) in order to keep the trash dumping from outside of neighborhood.

Other topics discussed—240' of timber wall on Rivershore – no one has been able to get definitive answer as to legal ownership of that strip of land.
--- light on 1420 Lighthouse, the light is not working yet.

Park benches have been repaired.

Resident at 1429 Lighthouse (?) approached the meeting and voiced complaint against whomever returned his trash can to the front of his house after he left it at the curb on a non-trash pick up day. This man was threatening and used profanity.
(IT is my opinion that ownership should be verified of his residence and a written formal complaint sent to owner).
Status of burn out house on CC is that the owner is to have legal council by 8/17/22 or be in contempt of court.

Meeting adjourned at 8:43pm