

August 4, 2022 7:19 start of meeting

Maria motioned to approve June's meeting minutes.

Cody seconded the motion.

Agenda – Cody motioned, and Julie seconded.

Financials from bookkeeper- we have not contributed anything to the savings account since this board took office in January.

Legal fee charges are not in yet for July but we did receive \$2500+ in July so this is working. May be able to not continue such an aggressive front should the severe delinquents continue to diminish.

Maria brought up that in September we should consider all our contracts and see how we stand— attorney, trash, landscape, etc. Maria asked Julie about her experience with our attorney, and she stated Whittman, Taylor ?? and Julie will forward the information to Maria to evaluate. Board training and one meeting attendance per year. Julie stated we need the training to teach us how to be board members.

Maria brought up lack of communication on the board especially when a vote is needed. Julie stated she had made inquiries to fencing companies but wasn't given the full scope of work to get the quote for, also asked if we replaced the split rail fence near the ravine? The fence taken out at Sylvia's was replaced. Maria- we are in it for \$650, plus the portion of the amount Omar charged for the overall all fences being taken down. Julie motioned that a fence is not reinstalled at the playground at Admiral Dr. Maria seconded the motion. Jack wanted the fences replaced. 4 votes in favor of the motion, 1 vote against.

Maria discussed the existing contracts—landscaping generally satisfied with, trash service not everyone satisfied with the trash company. These are up for renewal by first of the year. Maria feels like she is dealing with people (board) that are non-responsive, she is out there all by herself. Cody stated don't bring up the trash cans until we are sure as a board, we want to do that.

Back to the financials- we will need \$4000 monthly for operating expenses not including legal fees. We need to vote to continue using lawyer collections. 4 Votes in favor unanimous. We are within the margins on the financials, so we are following relatively the same. Dani asked how much are we to be depositing into the sinking fund? Maria doesn't know but will investigate this.

We need to order new checks, but we are not writing many checks. Dani didn't order them in the past because we are changing banks. Maria and Jack went to Bank of America, and they can't do anything for us because we are not Occoquan Landing legally, we are Riverview Overlook. The smaller bank United Bank offers better incentives than a major bank like Bank of America. This is all information from Maria. Jack added when he first moved here, he wrote his HOA checks to Riverview Overlook. Right now things go through the bookkeeper. Every vendor we work with right now is being paid by Shelly (bookkeeper) and we are working to keep it this way, no checks being written and given. Maria went to post office and signed paperwork there to allow for Julie and Dani to continue to pick up mail and distribute/make deposits. Maria will work through the bank accepting auto payments. Jack stated accounts receivable are way high again. Maria is to get the stages of collecting status from the paralegal. Jack asked about the "higher" balances. Maria stated the process is working here. Constantly revolving. Maria has been stating to everyone that the board no longer is handling the overdue balances, it is being handled by the

lawyers. We will be staying with United Bank because we have a good relationship with that, we have never asked the attorney.

There hasn't been a review of the violations. Jack said it is being taken care of, no new inspections since November—no need. He is getting emails back. Consensus of the board is the individual yards are not of concern, the overall trash dumping. Maria stated that once it cools off we need a committee to review what has gone out and issued new violation. Dani stated we stated in a meeting a few months ago that we enforce what we choose to enforce. Maria stated that we need to discuss trash cans for all residents. Jack stated he will not do that. Julie stated she has challenges with that as well. Cody stated that it is in our covenants that we must use the cans. Also, there was previous discussion that the trash company could possibly come to the back to pick up. Maria stated we need to continue to discuss this.

Maria stated Jack would like to make a motion to install fencing at the end of Lighthouse Rd. What kind? Should be split rail to match what was installed at Sylvia's house.

We have several trees still in the neighborhood. Maria made the motion to go with A&R's bid to get the remaining trees finished. Unanimously approved. Julie asked for A&R's license and bonding. A&R wants to take over our landscaping contract. Julie stated we like our current landscaper-Kent Sovine with VA Lawncare.

Burned out house on Captains Cove on August 17th, Wednesday- 1:00 second floor hearing room. Maria will get the information out on facebook, and we will distribute flyer (Julie and Dani). Maria stated that if he shows up without a lawyer this time, he will serve jail time. We need community support.

Old business, the retaining wall on Rivershore. Land Records at PWC stated they do not have the land platted out they have generalizations. This subdivision was never officially recorded. They do not have a plot. Occoquan Landing was never legally plotted. Cody has the county mapper up and he will send the link out.

Cody stated he sees a line going straight through to curb.

Next meeting is September 1st, Thursday at 7pm.