

November 17, 2022 7:00 start of meeting

Board members in attendance as follows:

Ana, Maria, Cody, Julie, Jack; Mabel and Dani unable to participate.

Agenda – Maria motioned to approve the draft Agenda, Julie seconded. All voted in favor.

Maria motioned to approve October's meeting minutes, Ana seconded. All voted in favor.

The Board discussed the 2023 Budget in detail. Maria stated that the draft 2023 Budget was exactly the same as the 2022 Approved Budget with the exception of a price increase for Trash Collection and Lawn and Grounds Maintenance. Maria motioned to accept the 2023 budget, Ana seconded, all voted in favor. A copy of the 2023 Budget is attached hereto.

The Board further discussed bank deposits and overdue HOA payments. Then the Board discussed the Sinking Fund for roads in the Community. Maria stated that a deposit into the Sinking Fund during 2022 met the requirements for mandatory deposits into the Sinking Fund for 2022.

The Board then turned to planning for the 2022 Annual Meeting. They discussed several dates as options for the meeting. Maria noted that notice for the Annual Meeting must be mailed 30 days before the date of the meeting. She also stated that she had reached out to both the Holiness Tabernacle Church and the Town Hall of Occoquan to inquire as to using their facilities for the 2022 Annual Meeting. Maria said that as soon as she heard back from both places, a date for the Annual Meeting would be set. The Board decided that January 5, 2023 would be the best date to hold the Annual Meeting. Maria committed to preparing the Notice and Proxy and mailing it out no later than December 5, 2022.

Architectural Control – Maria noted that it was again time to address Architectural Control violations that had not been remedied and the need to walk through and determine current Architectural Control violations. Jack said he speak to Gail Wentworth and coordinate inspections.

Maria mentioned that she contacted Dominion Power and requested repair of street lights in the Community that were not working properly.

The Board discussed the burned out house at 12759 Captains Cove and why the house yet to be repaired. Maria discussed filing a Nuisance Petition against the owner of 12759 Captains Cove (burned house). Maria gathered signatures and put the package together to be filed with PWC Court. file with PWC Court.

There being no other business. The meeting adjourned at 8:15pm.