

OLHOA Meeting Minutes September 5, 2024

Meeting started at 7:02 PM

Board members present:

Christopher Guerra

Cody Massey

Jack Reba

Mitchell McKinney

Ana

Motion to approve agenda raised by Cody.

Seconded by Jack; all approved.

Motion to approve meeting minutes from meeting held on 08/01/24 raised by Jack.

Seconded by Cody; all approved.

Community members present

None

Resident Time

1. No residents present to make any comments.
2. Bulk trash pickup was discussed amongst board members. Neighbors are alerted of violations on their street and given 2 days to clear the area before a trash company is called to haul away bulk trash.
3. A board member offered to do the bulk trash disposal for a \$50 charge for a cheaper trash disposal solution.

Financial and Administrative Matters

1. Checking account has \$25,900 dollars.
2. First and second CDs are for \$15,000.
3. Total bills paid for August roughly \$12,000.

Projects for 2024

1. A project tracker was created for board members to follow the progress of all the projects.
2. Majority of major projects have been completed by Omar.
3. Cleaning up ivy and building a possible basketball fence are ongoing.

### Architectural Control, Maintenance and Repair

1. Architectural guidelines have been followed adequately. Jack continues to monitor the neighborhood.
2. Chris will be taking over the responsibilities from Silvia with her assisting the transition.
3. Omar will be painting spaces 12A and 12B.

### Parking

1. Parking regulations have been followed appropriately. Letters are being sent out when violations are identified.

### Old Business

1. Mobile deposit of HOA dues checks was discussed. It will need to be looked into whether that function is still available. The username and password to the account will also need updated.
2. American Disposal quoted \$1 per trash can for each house. The need to start implementing trash violation fines and possibly setting up cameras was discussed. The trash regulations would need to be modified to implement change to using trash containers.
3. Owner of home with dead tree was found for it to be on his personal property. Mitchell will work with Steve Heath to draft a letter to officially notify homeowner.
4. An in person town hall will be scheduled for early December.
5. Basketball court has been painted and completed. Basketball goal is not lined up with the concrete for possible future repair.
6. Long Fence quoted \$13,000 for 10-foot fence and \$8,000 for 6-foot fence and Hercules Fence quoted \$8,400 for 8-foot fence.

### New Business

1. Possibly reviving the neighborhood watch was discussed.
2. Occoquan Landing newsletter hasn't been posted since 2021.
3. Chris will talk to Laura for stamps.

Motion to end meeting raised by Chris. Seconded by Jack. Approved by all.

Meeting concluded at 8:05 PM, Thursday September 5, 2024.