

OLHOA Meeting Minutes January 16, 2025

Meeting started at 8:11 PM

Board members present:

Christopher Guerra

Mitchell McKinney

Jack Reba

Ana Morales

Motion to approve agenda raised by Chris.

Seconded by Cody; all approved.

Motion to approve meeting minutes from meeting held on 12/07/23 raised by Chris. Seconded by Jack; all approved.

Resident Time

1. Question raised regarding the upcoming highway and intersection project proposal. Chris will look into the current progress. Concerns were raised regarding potential traffic using the neighborhood as a cut through due to the newly designed highway and intersection. The point was raised that affected property values and potential compensation should be considered as a byproduct of the project.
2. It was requested that the crew performing tree work last year return again this year to trim the trees. The Virginia Lawn Service recommended trimming trees in the winter to save costs, Chris is looking into the issue. Virginia Lawn Service is looking to renew the contract for \$18,000 annually. Request was made to read bylaws on how much money of a contract would require a community vote. Request to look into if Virginia Lawn Service would be willing to pick up trash after trash day in addition to their current services.

Financial and Administrative Matters

1. Checking account balance of roughly \$24,835.
2. Savings account balance of roughly \$21,853.
3. Currently have two \$15,000 CDs accruing interest.
4. Bills paid in November \$5,400.
5. A resident has been paying HOA dues in cash at United Bank. It is being held in a HOA dues reserve until the resident has been identified.

Architectural Control, Maintenance and Repair

1. Architectural guidelines have been followed adequately. Jack continues to monitor the neighborhood.

## Parking

1. Parking regulations have been followed appropriately. Letters are being sent out when violations are identified.
2. There has been an increase in towing and warning letters.

## Old Business

1. The December newsletter was sent out on the third of the month. Residents can reach out to Chris to join the newsletter.
2. Online proxy form was shared with residents for the January 16th meeting.
3. Rodent bait stations are being monitored and serviced monthly by Crazy Bug Man.
4. American Disposal was instructed to begin addendum to provide one trash and one recycle container to each home for \$2.00 each. The purchase is being delayed to assess community feedback. Concern was raised regarding taking the cans around to the back of the homes and questions were raised as to where the containers would be put in the front of the home. Grouping of trash on the street corners was raised as a concern. American Disposal is under contract for another three years.
5. Trash bylaws may need review as they seem contradictory and not intensive. The trash pickup point was designated as in front of each person's individual home.
6. Board is considering neighborhood cameras for the sole purpose of monitoring trash dumping areas. The board will look into a trial period for the trash dump camera.
7. Online EFT payment option to be able to pay HOA dues fees is upcoming. The project is ongoing and will accept multiple forms of payment. The company is requesting an IRA letter declaring the HOA as a non-profit. Voided check and photo ID will be provided to the company this month.
8. Gas leak was caused by Dominion Energy while they were repairing the neighborhood light. The board will reach out to the lawyer for further recourse. Chris to follow-up with gas leak repair company regarding clean up after project.

## New Business

1. Trash violations are ongoing despite notices. Violations are being included in HOA dues statements.
2. There were a couple scam attempts over the last few months. Residents should be on the look out for this issue.
3. Projects for 2025 also include adding additional resident visitor parking in the cul-de-sac at Captains Cove for 48 hour parking.
4. Jack and Cody of the HOA board had expiring terms for their respective positions. Jack has volunteered to run for his position for another term. Motion to approve Jack as ACC chairman was raised. Motion was seconded by Ana, approved by all. The question was raised on whether another resident would like to volunteer to run for the vice president position. No residents volunteered. Motion was raised to approve Cody as Vice President. Seconded by Jack, approved by all. It was mentioned for the board to review increasing the cost of the resale packages again at resident's request and the

board will discuss the matter at the next board meeting.

5. Idea was raised to have more community events to garner engagement such as a barbecue.
6. Potential newsletter topic was brought up regarding not opening door for delivery men as home invasions have been on the rise.
7. The neighborhood watch program could be revived in 2025 if volunteers arise.

Motion to end meeting raised by Chris. Seconded by Jack. Approved by all. Meeting concluded at 9:24 PM, Thursday January 16, 2024.