

Riverview Overlook Community Association/ OLCA Board Meeting

Thursday, October 3, 2024 - 7:00 PM to 8:00 PM

Jitsi Meet Video Only

OLCA Board Meeting Agenda

1. Call to Order 7:00pm
2. Roll Call (if residents and guests present include in attendance list) 7:00pm
3. Approval of Agenda 7:00pm
4. Approval of Minutes from September 5, 2024 Board Meeting 7:05pm
5. Resident time 7:05pm to 7:15pm
6. Financial and Administrative Matters 7:15pm to 7:20pm
 - a. Corporate Reporting
 - b. Financial Overview/Status
7. Architectural Control, Maintenance and Repair 7:25pm to 7:30pm
 - a. Updates/Follow Ups
8. Parking 7:30pm to 7:35pm
 - a. Updates/Follow Ups
9. Old Business 7:35pm to 7:45pm
 - a. October OLCA newsletter sent out 10-1-24 via email and some by USPS Mailbox hand delivered by me 10-3-24.
 - b. Used Occoquan Landing neighborhood entrance signs as official logo for the EFT electronic payment project. Will send completed setup documents this week.
 - c. Inquire American Disposal about Trash containers per resident request basis.
 - d. Install cameras to monitor trash problem areas - consider doing it myself or hiring a contractor.
 - e. Steve Heath's recent Dead Tree on Captain's Cove woods notice - letter sent out to owner.
 - f. In person Annual Meeting - Occoquan Elementary school, Thursday December 5, 2024 at 7:30pm to 8:30pm - Provide general liability insurance certificate to PWCS, IRS letter evidence of non profit organization and Payment to finalize Occoquan ES meeting space rental.
10. New Business 7:45pm to 8:00pm
 - a. Recent OL Neighborhood Trespassing Incident
 - b. Moving Forward OLCA Board will ensure contractor's insurance is requested, collected and recorded for future projects. Riverview Overlook dba Occoquan Landing Community Association must be named insured on their certificate.
 - c. HTTPS for OLCA website - Heather Lukes
 - d. Proxy Forms USPS Mailbox delivery to 117 OLCA townhouses for In Person Annual meeting 2024
 - e. OLCA has a commercial account discount deal of 15% off now with 1-800-GOT-JUNK?
 - f. Defining two remaining open OLCA board seats to have a full staff.

- g. The Wacky Bug man will install new additional rodent bait stations on neighborhood perimeter behind Harborview Ct backyards facing 123/Gordon Blvd. Jassen Russell couldn't come out September so because he missed service he came out Tuesday 10-1-24 and rebaited existing bait stations and will come out mid month October to install the new bait stations and move around some existing bait stations to identified problem areas.

11. Adjourn 8:00pm