

OLHOA Meeting Minutes November 14, 2024

Meeting started at 7:0 PM

Board members present:

Christopher Guerra

Cody Massey

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 10/10/24 raised by Chris. Seconded by Jack; all approved.

Community members present

Libby Heath

Resident Time

1. Residents in attendance raised concern regarding the recent Dominion Power and gas line projects.

Financial and Administrative Matters

1. Checking account balance of roughly \$25,000.
2. Savings account balance of roughly \$22,000.
3. Currently have two \$15,000 CDs.

Architectural Control, Maintenance and Repair

1. Architectural guidelines have been followed adequately. Jack continues to monitor the neighborhood. An issue was raised regarding holes in fences on Flagship Drive, Jack to investigate the issue.

Parking

1. Parking regulations have been followed appropriately. Letters are being sent out when violations are identified.
2. Reports that much of the concerns are overnight. Eyewitness accounts of teenagers, strangers without passes and not from our neighborhood, smoking weed and being intimate. Chris asked about the smoking incident, and Ana did call the police. The car has not returned, and there is suspicion that the teenager is sneaking out at night to avoid his parents. The vehicles were noted.

Old Business

1. Https conversion was completed on the occoquan landing website. Browsers now report there is a secure connection. Heather will charge a fee in December for the labor.
2. The newsletter for December was drafted. Posted in early November, and includes proxy forms. Proxy forms were hand delivered to all residents by Chris.
3. Rodent and baiting were serviced, six additional stations were added. A post on facebook mentioned dead rats are now appearing, so there's confidence the traps are working. Jason will refill in December.
4. American disposal will sell our neighborhood a trash and recycling bin for \$1 per residence, if we do a bulk purchase at once. These requests cannot be staggered. Chris suggests we purchase them in December in order to help out during the holiday season with packaging. The fee will be \$234 for everything purchased. Chris will request dimensions for the trash containers, in order to make it clear they will fit in the residence's backyards. Any existing residence cans may be used as the resident sees fit. There's continued debate on the necessity for the cans. Libby echoed that we should print or paint the cans per home address prior to delivery. Libby and Ana have also volunteered to police cans left out on their block.

A vote was taken to approve the purchase of the cans.

Ana yes

Jack no

Cody yes

Chris yes

The motion was approved, and Chris will go forward with the purchase.

5. Cameras are still an option to install in high traffic trash areas but Chris commented that he does not have the time to do a full investigation.
6. The annual meeting on December 5th was approved for 7pm to 9pm at the Occoquan Elementary School multi-purpose room. We must vacate by 9pm.
7. The EFT (electronic payment system), not ACH, is in progress. Chris submitted setup documentation, but requires our nonprofit identification number. It is assumed we still have it. 4506B was filled out in order to request that number.

New Business

1. Three \$50 fines were placed on three separate residents (early trash placement, strewn trash). Their trash was examined.
2. Shelly reported a phishing attempt on her email account, pretending to be Chris and to transfer money to an unknown account. She quickly made contact with Chris directly and thwarted the attack.
3. Dominion had very poor communication initially during the gas leak repair project. They performed a preliminary investigation of a faulty line, and spent most of the morning looking for "the president". After word of mouth, Chris was made aware. Dominion wanted to immediately dig rivershore, despite Chris's request to hold until he notified the residents to move their vehicles. Dominion proceeded with the digging, and hit a gas leak in the process. They blamed the incident on the line being unmarked. Emergency services were called and present until a patch was made. A spokesperson eventually reached out to Chris stating that a final repaving will occur. A copy of the electrical company's contractor's insurance was presented to Chris via email. Libby asked if the grass was resodded. It was not.
4. Quotes from other companies were not returned for new signage. Omar was requested if he could repair the signage instead. Omar's quote was excellent, but comments were made about metal shavings and debris leftover from previous work.
5. The website will be revamped.
6. Residents pointed out contradictions on trash collection, within our guidelines. Chris made a call to action to review all of our regulations, to clean older rules that are not congruent to our current neighborhood.
7. Mitchell requested if his wife could participate in a potential board election. With Mitchell not present during the meeting, Chris opted to defer the conversation.
8. November 15th is when we should begin receiving any proxy forms that residents would like to submit. Forms should be submitted to Mitchell.
9. The 2025 board meeting schedule should remain the same, except for the initial January meeting. We are moving it to the 3rd Thursday, the 17th, in order to accommodate the holiday season.

Motion to end meeting raised by Chris. Seconded by Jack. Approved by all. Meeting concluded at 7:50 PM, Thursday November 14, 2024.