

OLHOA Meeting Minutes February 6, 2025

Meeting started at 7:04 PM

Board members present:

Christopher Guerra

Jack Reba

Ana Morales

Cody Massey

Motion to approve agenda raised by Chris.

Seconded by Cody; all approved.

Motion to approve meeting minutes from meeting held on 11/14//24 raised by Chris. Seconded by Jack; all approved.

Resident Time

1. Jack asked about trash out by Ana, and who was picking it up? Turns out it is Ana's neighbor and the lawn company.
2. Chris noted that he contacted the lawn company to resume pick up into the spring.
3. Ana mentioned the water company making a patch in road and if it will be formally fixed, we will discuss this later.

Financial and Administrative Matters

1. Checking account balance of roughly \$33,000.
2. Savings account balance of roughly \$21,000.
3. Currently have two \$15,000 CDs accruing interest.
4. All bills paid in January.

Architectural Control, Maintenance and Repair

1. Architectural guidelines have been followed adequately. Jack continues to monitor the neighborhood.
2. Will plan to conduct a new architectural review of the whole neighborhood in the near future.

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.

3. Anna reports we're still having people parking after hours in visitor spots with hang tags, and even in residence spots. Two members on the board have reported cars parked in their own spots for hours. Anna even noted that the police were called on one incident due to the driver not vacating the vehicle, and the towing company would not remove the vehicle.

Old Business

1. Reconsider motion to vote on OCHA resale packages in order to update the fees. Updating the fees would enable Third-party assistance in handling and distribution of the package. Chris made a motion in favor of making sure we have third party assistance, as the board is unable to take on this work at this time. Cody seconded. All were in approval.
2. Service contracts. The by laws state the board has the power to hire contractors as necessary, and the duty to award contracts to the lowest qualified bidder. Chris would like to apply these by laws specifically for lawn services.
3. Light post repair. Dominion did not repair their damage to an acceptable standard. Working through the lawyer was proving too slow, so the board has decided to return to contact Dominion directly.
4. A temporary pause has been given on pursuing new trash collection methods, until we determine whether regulations are solid.

New Business

1. Projects for 2025:
 - a. Jack asked about trash out by Ana, and who was picking it up? Turns out it is Ana's neighbor and the lawn company.
 - b. Chris noted that he contacted the lawn company to resume pick up into the spring.
 - c. Ana mentioned the water company making a patch in road and if it will be formally fixed, we will discuss this later.
2. Our bookkeeper requested a new bonus, as this was overlooked during the board transition in 2024 to 2025. A motion to provide a \$500 bonus was raised by Chris, Ana seconded. A majority vote approved the motion.
3. Lawn contracting in 2025. Town and country landscaping, and C and w landscaping were both reached out to for new quotes as they service our area. Our current lawn service mentioned that our contract would double in 2025. Our experience in 2024 was unsatisfactory, and we did not want to continue with service without a clear schedule. Chris stipulated in the quotes to new contractors that we required a set schedule to inform and prepare our residents. We're still covered for snow removal by VA lawn services into 2026. Motion by chris for c and w landscaping for 2025, second by cody. Full board approval on the award of the contract.

4. Pwc water applied a temporary patch to the road, which has since sunk and become a cavern in the road. PWC was contacted by Chris, who informed the board that PWC uses a sub contractor to perform the work. Hiring a contractor has been difficult given the weather and season, according to PWC. will notify us as soon as one has been booked.

Motion to end meeting raised by Chris. Seconded by Jack. Approved by all. Meeting concluded at 8:06 PM, Thursday February 6, 2025.