

OLHOA Meeting Minutes March 6, 2025

Meeting started at 7:04 PM

Board members present:

Christopher Guerra

Mitchell McKinney

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 02/06/25 raised by Chris. Seconded by Jack; all approved.

Resident Time

1. No residents present.
2. Cody announced he will need to step down from his current position. Resignation approved by Chris.
3. Member requested meeting minutes and agenda be sent at least a day in advance to allow time for members to read them.

Financial and Administrative Matters

1. Checking account balance of roughly \$34,447.
2. Savings account balance of roughly \$21,888.
3. Currently have two \$15,000 CDs accruing interest.
4. Bills paid in February \$6,685.
5. Chris to reach out to lawyers regarding latest invoices.

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. There has been an increase in residents parking in visitor's spots.
4. There have been complaints of cars parking in the back of houses on Flagship.
5. Board to contact Prince William County police to inquire what the HOA can do about people lingering in visitor spots without parking passes.

Old Business

1. Focusing on finding a permanent solution for collecting loose trash around the neighborhood.
2. March newsletter posted to the HOA website.
3. 2024 \$500 bonus for Shelly Carter was distributed to her for her services.
4. C&W Landscaping Inc. will be our new lawn service provider for the next two years.
5. Survey was sent out for who would like to have their front lawn mowed or not as part of the new lawn service contract.

New Business

1. Projects for 2025:
 - a. New resident 48 hour parking spaces. Will survey best possible location.
 - b. New benches around the neighborhood. Will start getting quotes.
 - c. Potentially installing more trash cameras.
 - d. Look into Omar powerwashing the neighborhood sidewalks.
2. New trash camera was installed on Admiral Court intersection for a charge of \$200. The camera had a cost of \$47. Will look into a \$25.99/mo camera option for cloud storing the camera footage. Will look into buying a couple more cameras if this test camera goes well.
3. Looking into opening up a credit card on the HOA's behalf to pay for neighborhood subscriptions, events, and materials for neighborhood projects. Board chose to continue to use personal credit cards then get reimbursed from HOA funds.
4. EFT project is complete and live on HOA website for new online payment system. It will soon be announced that checks will no longer be accepted due to the online payment option. 3% processing fee for credit cards and debit cards paid by homeowners to EFT and a \$0.25 processing fee for bank account transfers.
5. Recycling items have been placed out on Sunday nights but recycling days are only on Thursdays. Will discuss with American Disposal to treat it all as trash.
6. American Disposal had a rate increase on January 2nd of \$2,501 to \$2,751 per month due to increased hiring and retention prices.
7. Will look into planning for an in-person summer HOA event for community outreach.

Motion to end meeting raised by Chris. Seconded by Jack. Approved by all. Meeting concluded at 8:00 PM, Thursday March 6, 2025.