

## OLHOA Meeting Minutes April 3, 2025

Meeting started at 7:00 PM

### Board members present:

Christopher Guerra

Jack Reba

Ana Morales

Mitchell McKinney

Motion to approve agenda raised by Chris.

Seconded by Jack; all approved.

Motion to approve meeting minutes from meeting held on 3/06/25 raised by Chris.

Seconded by Jack; all approved.

### Resident Time

1. Concern was raised regarding a recent tragic incident regarding a neighborhood resident being struck by a vehicle walking to the commuter lot for their resident vehicle.
2. Topic was raised of timbers in front of a house being painted by a resident.

### Financial and Administrative Matters

1. Checking account balance of roughly \$31,096.
2. Savings account balance of roughly \$21,900.
3. Currently have two \$15,000 CDs accruing interest.
4. All bills paid in March totaled \$4,975.
5. Collections received totaled \$480. Chris will reach out to lawyers regarding sending collection notices every month to those delinquent over the three payments threshold.

### Architectural Control, Maintenance and Repair

1. Architectural guidelines have been followed adequately. Jack continues to monitor the neighborhood.
2. Jack will discuss the timbers painted in front of resident's house.
3. The 2025 ACC inspections of the entire neighborhood will be scheduled for near future.
4. The board will reach out to Omar regarding refinishing the neighborhood benches.

### Parking

1. Parking regulations have been mostly followed appropriately. Letters are being sent out when violations are identified.

2. Repeat resident offender of visitor parking on Captains Cove has been identified. They stay in their car with the light on doing suspicious activity. The board is looking into potential recourse actions.
3. The board is looking into potential ways to create more resident parking.
4. The board will look into how much money is in the sinking fund.

#### Old Business

1. Trash regulations such as black trash bags will be enforced.
2. The HOA Newsletter is being sent out to all residents.
3. Warnings are being sent about trash violations and putting recycle out early.
4. Trash monitoring camera has been effective at deterring violations.
5. In-person HOA meeting will be in June, discussing the possibility to have Mission BBQ cater to encourage resident engagement.

#### New Business

1. There is a need for a nice Vice President after Cody stepped down.
2. A second trash camera monitor is being installed at a cost of \$150. The Board is looking into potentially adding more cameras.
3. Online process for paying resale fees prior to closing of the home sale could open up issues of bypassing HOA during the process. Board discussed possibly of removing online option for paying resale fees and ACC violation fees. Closing fees could possibly be paid under the HOA dues category when directed by the Board during the resale process to continue allowing ETF payments for those items.
4. The board will look into Common Interest Community filing status to remain in proper standing with the Virginia DPOR.

Motion to end meeting raised by Chris. Seconded by Jack. Approved by all. Meeting concluded at 8:28 PM, Thursday April 3, 2025.