

## OLHOA Meeting Minutes July 12, 2025

Meeting started at 12:00 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 6/05/25 raised by Chris.

Seconded by Mitchell; all approved.

### Resident Time

1. Concern was raised regarding residents moving out around first of the month and doing a large dump of their trash and furniture on the street corner on non-trash days.
2. A tire has been left as unpicked up trash for over a month. The board to have the tire removed.
3. Concern was raised of renters parking on Rivershore and no spaces being available for homeowners.

### Financial and Administrative Matters

1. Checking account balance of roughly \$39,647.
2. Savings account balance of roughly \$21,936.
3. Currently have two \$15,000 CDs accruing interest.
4. All bills paid in June totaled \$5,338.
5. Collections received in June totaled \$200. Lawyers were contacted regarding collections threshold amount. The threshold is set at 3 missed payments as established in 2021. Board will oversee the threshold being enforced.

### Architectural Control, Maintenance and Repair

1. Architectural guidelines have been followed adequately. Jack continues to monitor the neighborhood and send letters as needed.
2. Concern was raised by resident that soccer being played at playground is damaging their fence and property.
3. Board to look into the benches being painted and repaired.
4. Board discussed restarting the Spring ACC review neighborhood walkthrough.
5. Resident asked if board could look into adding more security cameras in common

areas.

#### Parking

1. Parking regulations have been mostly followed appropriately. Letters are being sent out when violations are identified.
2. Issue was raised of residents parking in visitor parking during the day. Make and model of offending vehicles will be recorded.

#### Old Business

1. Route 123 Coalition have been challenging the proposed new roads that would affect the neighborhood. Updates to the proposed plan were provided. Further studies have been scheduled.
2. The board is continuously looking for additional board members.

#### New Business

1. HOA Tax Exempt status is being challenged due to tax returns not being submitted during COVID. The board is taking measures to remain tax exempt.
2. Homeowner near Rivershore who has dead tree on their property that recently had branches fall was contacted by the board. Other branches on the tree look like they will fall soon. The homeowner will be notified.
3. Bushes around the neighborhood will need to be trimmed.
4. Occoquan Landing neighborhood sign is being blocked by overgrowth.

Motion to end meeting raised by Chris. Seconded by Jack. Approved by all. Meeting concluded at 12:17 PM, Saturday July 12, 2025.