

OLHOA Meeting Minutes April 2, 2026

Meeting started at 7:00 PM

Board members present:

Christopher Guerra

Jack Reba

Ana Morales

Mitchell McKinney

William White

Tatek Eshete

Motion to approve agenda raised by Mitchell.

Seconded by Jack; all approved.

Motion to approve meeting minutes from meeting held on 3/05/26 raised by Mitchell. Seconded by Jack; all approved.

Resident Time

1. No residents present.

Financial and Administrative Matters

1. Checking account balance of roughly \$37,574.
2. Savings account balance of roughly \$22,043.
3. Currently have two \$15,000 CDs accruing interest.
4. All bills paid in March totaled \$5,803.

Architectural Control, Maintenance and Repair

1. Architectural guidelines have been followed adequately. Jack continues to monitor the neighborhood and send letters as needed.
2. Continue to receive responses from homeowners previously identified as having ACC violations. Jack to inspect for new compliance.

Parking

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

Old Business

1. Completed adding the Mobile Deposit for HOA Dues checks on the United Bank app.
2. Continue to put together resale packages and provide them to homeowners in the process of selling their home.
3. All checks for prior HOA Dues payment mailed to HOA have been successfully deposited and reflected on their update Account Statements sent out by Shelly.

New Business

1. Contacted Dominion Energy regarding Lightpost SH62 on Rivershore Drive being out and needing repair.
2. Filed a complaint with Dominion Energy on behalf of the neighborhood regarding the damage their work vehicle did to the sidewalk and grass area on Rivershore Drive. The associated damage and their work vehicle improperly accessing the neighborhood common area near the basketball court were documented via photographs to be submitted via the claims process if not remediated by Dominion Energy in a timely manner.

Motion to end meeting raised by Mitchell. Seconded by Jack. Approved by all. Meeting concluded at 8:05 PM, Thursday April 2, 2026.