Paul Werries
Director & HOA President

Geoffrey Harton
Director & HOA Secretary

Shellee Ogden
Director & HOA Treasurer

Ross Randlett
Director

Luanne Pavco
Director

Amy Daney
Director

Charlotte Doerfel
Director

Jennifer Schafer
Director

Vacant
Director

The Waters At Lake Anna Homeowners' Association, Inc.

Board of Directors Meeting

October 26, 2024

Meeting Minutes

The regular meeting of the Board of Directors ("Board") of The Waters at Lake Anna Homeowners' Association, Inc. ("HOA") was held at The Waters at Lake Anna Homeowners' Association, Inc. clubhouse and was called to order at 10:00AM on October 26, 2024, by President Werries. President Werries announced that the meeting was being recorded and asked that all electronic devices be silenced. Upon confirming with Secretary Harton, President Werries declared that a quorum was present. In attendance were HOA Officers/Directors: President Paul Werries, Treasurer Shellee Ogden on the conference bridge and Secretary Geoff Harton as well as Directors: Ross Randlett, Luanne Pavco, Charlotte Doerfel and Jennifer Schafer.

President Werries called for any modifications to the agenda as presented. Hearing no objections, the agenda was approved as provided.

Member Interest:
The following HOA members were in attendance: Stephen Randolph - Lot 269, Kevin Kurtz -Lot 369, Scott Schafer - Lot 4, Bill & Juanita Unhoch - Lot 186, Toby Nann - Lot 426, and Teresa & Daniel Caldwell - Lot 187. Several general questions and comments were presented.

Minutes:
President Werries called for a review of the latest draft version of the September 28, 2024 Board meeting minutes.

Secretary Harton noted the draft September 28, 2024, Board meeting minutes were submitted to the Board on October 8, 2024. No changes have been received. Secretary Harton motioned to approve the September 28, 2024 Board meeting minutes as previously submitted to the Board. Motion seconded. Motion carried.

Officer Reports: President Werries called for Officer Reports.

Secretary ï Secretary Harton noted that at the September 28, 2024, Board meeting the Board approved a broad interpretation of Covenant 19, para (2). Secretary Harton was tasked with updating the Owners' and Renters' Guide based on the Boards approval. Secretary Harton provided a handout with the proposed change. Secretary Harton motioned that the proposed change to section 12 of the General Information section of the Owners' and Renters' Guide be approved as presented to the Board. Motion seconded. In discussion it was noted the term back plane should be changed to rear plane. Secretary Harton motioned that the proposed change to section 12 of the General Information section of the Owners' and Renters' Guide with the word change to rear plane be approved. Motion seconded. Motion carried.

Secretary Harton noted that he has updated the document discussed last month which contains the "Historical Board Actions 5/2/2019", as well as other Board actions of significance of previous and current Boards. The new document for use by the Boards will be emailed

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out shortly.

Treasurer - For Treasurer Ogden, President Werries presented Treasurer Ogdens notes:

a. The TWALA FY2024 operating budget report as of October 22, 2024, was provided.

b. The current HOA Operating balance is $85,000 and the Replacement Reserve fund balance is currently $481,000. There are still 11 lots with unpaid or partially paid assessments.

c. There are some Budget line items which are currently short of funds. There are other Budget line items that can spare some funds. President Werries motioned that the following Budget line items be moved as follows:

- Move $25.00 from Budget line 25 to Budget line 18,
- Move $250.00 from Budget line 4 to Budget line 18,

Motion seconded. Motion carried. The Budget line descriptions can be found on the Monthly Operating Budget Report.

President - President Werries noted several neighbors recently posted complaints with VDOT about vehicles exiting on the inbound lane. VDOT has finally installed "DO NOT ENTER" signs on the inbound and outbound lane entrances. If anyone has a problem with the VDOT roads, downed trees, etc. please go on the VDOT site and file a complaint with them.

A neighbor noted that she had seen a Princess tree growing in the neighborhood. The Princess tree has been identified as a very invasive tree. If you notice one in a common area, please contact the HOA office.

The annual Christmas home decorating contest will be judged December 19-22, 2024. The top two winners will be announced on December 23, 2024. There will be prizes for the top two winners.

The annual Golf cart caroling event will be held in December. Date to be announced. Toby Nann noted that the caroling event is currently scheduled on the TWALA calendar for December 15, 2024.

Committee Reports: President Werries called for Committee Reports.

ARC Committee: Committee Chairman Harton provided the following:

ARC Application Approvals:

At the September 28, 2024, Committee meeting ï the following Applications were approved:

Lot - 371 - Dwelling,
Lot - 299 - two 1 car garages,
Lot - 324 - K-5 Boat lift,
Lot - 169 - Fence
Lot - 158 - Dwelling,
Lot - 209 - Shed,

At the October 19, 2024, Committee Meeting ï the following Applications were approved:

Lot - 419 - Pool and Gazebo,
Lot - 120 - Shed
Lot - 336 - Dwelling

Total dwellings completed, under construction or approved effective October 19, 2024, is **257**.

Civic Activities Committee: Committee Chairwoman Nann noted that the Octoberfest Chili Pot luck dinner was a great success with a large variation of chili dinners. The next event is the Halloween HOA party at the Pickards at 6PM tonight. On November 2, 2024 the CAC planning meeting will be held for scheduling 2025 events. The Military Appreciation potluck dinner will be held November 16, 2024, from 6-8PM at the clubhouse.

Children's Events Committee: The next event will be "Trunk or Treat" on October 27, 2024, in the trailer parking lot.

Common Area/Grounds Committee (CA/G):

Pool, Tennis Court and Clubhouse Sub-Committee ï Sub-Committee Chairman Randlett noted the following:

1. The RFQ for the 2025-2026 Landscaping services has been released.
2. Bushhogging around the ponds and the area behind the pool down to the lake have been scheduled. For 2025, two bushhogging cuts will be scheduled.
3. A contract to apply killer to the water hemlock for the upper pond has been signed.

Beach - No report.

Landscaping and Pond - Sub-Committee Chairwomen Doerfel noted one final lawn cutting will be performed in November.

Compliance /Rules Committee: Committee Chairwomen Pavco discussed the following items:

1. RV compliant - At the September 28, 2024, Board meeting, the Board approved a broad interpretation of Covenant 19, para (2) allowing an RV to be located anywhere behind the rear plane of the house. Prior to the new interpretation there were eleven violations in the neighborhood that were not in compliance with Covenant no. 19, para (2) as written. Based on the new interpretation approval there were twelve lots in potential violation. Of those twelve, six are clearly in violation. Friendly letters were sent to the six lot owners. Of those six, three have replied with solutions and three have not responded. The next step for the three non-responders is to send notifications via first class mail requesting their compliance. Of the other six, two clearly do not violate the new interpretation. Of the other four there was an assumption that they were in compliance as the HOA does not enter a members' lot. Therefore, the Board is unable to verify compliance of those four lots. One RV owner asked if it was acceptable to temporarily move their RV to a flat or concrete location to allow for easy ingress and egress for loading the camper for a trip, and/or for performing recommended monthly maintenance, such as cleaning, battery maintenance, etc. The Board agrees this is a reasonable request for a limited period of time.

2. Lot 13 - The off-site building construction by the lot owners is still in progress. No completion date provided. If the lot owner/s are still in noncompliance December 1, 2024, a letter will go out to the lot owners to indicate if they have not brought their lot into compliance by December 31, 2024, a letter will be sent to them indicating the Board will take all allowed ramifications effective January 1, 2025.

Finance - Operations and Replacement Reserve Committees: None

Replacement Reserve Fund Committee: None

Marina Complex Committee: Committee Chairman Kurtz noted the following:

Committee Chairman Kurtz and Carter Bates will be looking at dock fingers I and G to replace known defective joists and posts.

A couple members contacted Kevin concerning the launch area. After they launch their boats and tie them up to get their trailer, their boats are floating under the pier scratching them. When Kevin and Carter are out fixing the I and G fingers they will attach some lower band boards to the launch area of the dock.

As an FYI, the Elk Creek bridge is going to be changed to a NO Wake area marked with buoys later this year.

Community Outreach Committee: Committee Chairwoman KT Tarro noted they are still waiting on a date to reschedule the Emergency Preparedness training event. A note will be going out soon to request ideas for 2025. The Dominion Biologist has already agreed to come back in the spring to talk about fishing on the warm side. Date to be determined. The first event for 2025 will be a personal Hygiene products collection for Louisa County schools.

Website/Broadband Committee - No report.

Safety and Security Committee - Committee Chairman Werries noted the marina gate replacement will start November 7, 2024. Trenching work for the new marina gate conduit will start soon.

Short Term Rental Committee - Director Pavco noted that Louisa County Ordnances require the lot owner/s of short-term rentals to update or submit a form by January 1, 2025. Director Ogden noted she will include the short-term rental form in the 2025 Assessment letter so lot owner/s of short-term rentals can register with TWALA as well.

Other Committee Reports: None

Unfinished Business: None

New Business: None

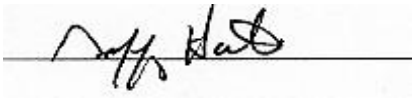
Board Executive Session - Personnel Matters

President Werries paused the meeting for a five-minute break. President Werries moved the board into executive session to discuss personnel matters at 10:56AM.

President Werries moved the board out of executive session at 11:15AM. No motions were made. The Board agreed to not fill the Chairmans seat until after voting for the open director seats is completed at the August 23, 2025 Annual HOA meeting.

Future Agenda Items: None

President Werries motioned to adjourn the Board meeting. The motion was seconded. Hearing no objection, President Werries declared the Board meeting adjourned at 11:16AM.

Prepared and submitted by: 

Geoffrey Harton
Secretary and Director

Approved by the HOA Board of Directors at the December 7, 2024 Board Meeting.

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