Paul Werries
Director & HOA President

Bruce Johnston
Director & Chairman of the Board

Geoffrey Harton
Director & HOA Secretary

Shellee Ogden
Director & HOA Treasurer

Ross Randlett
Director

Luanne Pavco
Director

Amy Daney
Director

Charlotte Doerfel
Director

Terry Yonkers
Director

The Waters At Lake Anna Homeowners' Association, Inc.

Board of Directors Meeting

April 27, 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 April 27, 2024 by Chairman of the Board Bruce Johnston. Chairman Johnston announced that the meeting was being recorded and asked that all electronic devices be silenced. Upon confirming with Secretary Harton, Chairman Johnston declared that a quorum was present. In attendance were HOA Officers/Directors: President Paul Werries, Secretary Geoff Harton and Treasurer Shellee Ogden as well as Directors: Luanne Pavco, Ross Randlett and Terry Yonkers.

Chairman Johnston called for any modifications to the agenda as presented. There were none. Hearing no objections, the agenda was approved as presented.

Member Interest:
The following HOA members were in attendance: Stephen Randolph - Lot 269, Martha Kobliska - Lot 362, Jeff Payne - Lot 183, Toni & Terry Curtis - Lot 209, John & Debra Twomey - Lot 383 and KT Tarro - Lot 316.

Martha Kobliska inquired about any updates regarding the beavers and removing tree debris in the channel between fingers B and D of the dock. Director Yonkers indicated he was willing to help as well as anyone else that would like to volunteer to help remove the tree debris in the channel. It was also noted that trapping beavers is very costly. It was also noted the beaver is considered a pest.

Jeff Payne inquired if anyone else was having problems accessing certain sites. iWisp is aware of the problem and they are working on it.

John Twomey inquired about the status of dock repair and who/how repairs will be paid. Chairman Johnston indicated that discussion of this item will be deferred for the Marina Committee report.

Fill Board Vacancy: There is a vacancy of a Director Board seat which needs to be filled. Director Werries motioned that the vacancy be filled with Charlotte Doerfel. She has expressed an interest in helping the Board and has been involved in several activities. Motion seconded. Motion carried.

Minutes:
Chairman Johnston called for a review of the latest draft version of the March 23, 2024 Board meeting minutes.

Secretary Harton noted the draft March 23, 2024 Board meeting minutes were submitted to the Board on March 29, 2024. A few minor changes were received. Secretary Harton

P.O. Box 720, Mineral, Virginia 23117 540-894-0409 www.thewaters2022.org

motioned to approve the March 23, 2024 Board meeting minutes as previously submitted to the Board. Motion seconded. Motion carried.

Officer Reports: Chairman Johnston called for Officer Reports.

Secretary - No report.

Treasurer - Treasurer Ogden discussed the following items:

a. The current HOA Operating balance is $174,000 and the Reserve balance is currently $422,000. There are currently 28 lots with unpaid 2024 assessments. Notices of unpaid assessments have been released. There is the potential for 9 possible liens, if past due assessments remain unpaid by mid-May.

b. The 2023 Federal and State taxes were completed and filed. Interest from the CD came is higher than anticipated causing the 2023 tax amount to be higher than budgeted by $1375.64. To balance the 2024 Tax budget line, funds will be moved from 3 budget lines to budget line 27 for the Federal and State Taxes. Treasurer Ogden motioned to move funds in the operating budget as follows: $900 from budget line 5, $55.00 from budget line 26 and $420.64 from budget line 23. Motion seconded. Motion carried.

c. The United CD matured at $81,000. This $81,000 will be re-invested along with $40,000 (the first installment of 2024 Reserve deposit) and the $22,000 (from the 2023 budget catch up deposit) at a 5.5% rate for 12 months earning approximately $8,000 at maturity.

d. A TWALA FY2024 operating budget report as of April 23, 2024 was provided.

President - President Werries acknowledged and thanked all those members that volunteered their time to work on the clean-up of the common area corner at Lake Forest Dr. and Beauregard Way. The work provides for better visibility at that corner.

Committee Reports: Chairman Johnston called for Committee Reports.

Architectural Review Committee (ARC):

Committee Chairman Harton noted the following Application approvals:

- At the March 23, 2024 Committee meeting approvals were provided for the following:
    a. Lot 241 - Dwelling,
    b. Lot 305 - Dwelling exterior color change
- At the April 13, 2024 Committee meeting approvals were provide for the following:
    a. Lot 301 - Detached garage,
    b. Lot 384 - Dwelling

As of April 13, 2024 there are 243 dwellings approved, completed or under construction.

Civic Activities Committee: In Committee Chairwoman Nanns' absence Director Harton noted the CAC had a terrific turnout for the first food truck of the season. On May 4th, there will be a Cinco De Mayo potluck dinner and the next food truck event will be May 16th.

Children's Events Committee: In Committee Chairwoman Clark's absence Director Ogden noted the "Eggstravaganza" event had 7-8 children and the potted plants are growing.

Common Area/Grounds Committee (CA/G):

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

1. The pool cover will be removed May 9 and the pool will be opened May 24.
2. Installation of the new railings and ladder for the pool is in progress. The work should be completed by May 9.
3. Repair to the cracks on the sides of the tennis courts has begun. Thanks to John Blair and Geoff Harton. Additional caulk has been ordered to finish the work effort.

Beach Sub-Committee: In Sub-Chairwoman Daney's absence, Director Randlett noted that another tree has fallen. The tree has been cut up and removed. A few branches remain and will be cleaned up shortly. The beach buoys will be moved out into the water shortly.

Landscaping Sub-Committee: Director Doerfel will be taking over this Sub-committee. An RFP will be issued for the grounds work activities for the 2025 season.

Compliance /Rules Committee: Committee Chairwoman Pavco noted a request was received regarding flying of political flags and a request to include restriction of flags of all types under the Covenants section 16 regarding "signs" The intention is to keep the neighborhood conflict free. The Committee discussed the request and concluded that extending the definition of signs to include flags was not recommended. Director Ogden will submit a statement for the next Presidents report to remind everyone that we want a conflict free environment as we approach the political season and remind everyone that only "For Sale" signs are allowed in our neighborhood.

A complaint was recently received regarding the parking of RVs on the owners' lot. Covenant 19 states that "Nothing herein shall prevent a resident owner or a resident renter of a lot from parking in the rear of an improved lot (i.e. the residence's side opposite the adjoining subdivision street, on the other side of the home from the street) a recreational camper style mobile home which is titled in the name of the resident owner or, resident renter and is not used or occupied on the lot". The complaint indicates that three (3) RV's are not compliant. Based on review of the neighborhood over twenty (20) non-compliant RVs were spotted. A Compliance Committee meeting will be scheduled in May, 2024 to review the complaint.

Finance - Operations and Reserve Committee: Treasurer Ogden noted a list of the lots with unpaid assessments with the amounts will be published in the President's Corner report. In mid-May, 2024 certified letters will be issued to seven accounts with significant past due payments requesting full payment within ten (10) days. If the accounts are not settled liens will be processed.

Reserve Fund Committee: No Report.

Marina Complex Committee: Committee Chairman Yonkers noted they are still working to identify a viable location to deposit the dredging spoils. The possible locations are the fire/emergency access road and the cleared area on the right side of the beach. Use of a sediment retention basin was also discussed as a means to reduce sediment flowing into the dock areas. The retention basin would be on HOA property. Further research is required.

The replacement/repair of the dock and who is responsible for these costs was discussed. It was noted that owners of the dock space have easement for use of the space, no ownership, much like a parking space in a condominium. The cost for repair/replacement of deteriorating boards comes from the Marina

maintenance operating budget. Committee Chairman Yonkers motioned that the HOA engage legal to research ownership, responsibility for use, maintenance and replacement of the dock. Motion seconded.

In discussion, Chairman Johnston motioned that the original motion be amended to indicate before legal is contacted an ad hoc committee should be established to identify what it is the HOA currently knows and does not know about the dock replacement before contacting legal. Amended motion seconded. Amended motion carried.

A member requested placement of their Kayak holder on the dock by the slip they plan to rent. Committee Chairman Yonkers motioned that the Board not approve placement of any structures or devices on the dock by anyone other than the HOA. Motion seconded. Motion carried.

Community Outreach Committee: Committee Chairwoman KT noted the following:

1. The April 13, 2024 Boating Safety training was very successful however, the mooring demonstration had the Coast Guard Auxiliary scratching their heads. They are used to seeing 3 cleats on the side of a slip verses the 2 cleats at the TWALA dock. The location of cleats on each boat is at different locations so it is difficult to come up with a single solution for everyone. At a minimum docked boats should have at least 2 spring lines. One spring line will run from the front cleat on the slip to the rear cleat on the boat. And another spring line will run from the rear cleat on the slip to front boat cleat. Additional lines can be used on both the front and rear cleat to secure the boat from pulling away from the side of the slip.

2. On April 27, 2024 from 12:30PM to 2:00PM John Odenkirk from the Department of Wildlife & Resources will talk about fishing in the Lake Anna.

3. The next event is in September with collection of tissues and towels for donations to the school and SPCA. Then on October 5 is the Emergency Preparedness training for safety and security from Dominion Energy from 10:00 AM to 11:00 AM, then Paul Werries will talk about safety and emergency preparedness for the HOA community from 11:00AM to 12:00PM.

4. The next committee meeting is scheduled for July, 2024. Date to follow.

Safety and Security Committee: Committee Chairman Werries noted the following:

1. Committee Chairman Werries contacted the access card reader company and requested they provide a quote to install a card reader for exiting the marina/dock area. Their quote came in at $1771.95 for the installation and materials. Committee Chairman Werries motioned that funds be allocated for the installation of a card reader for exiting the marina area. Motion seconded. In discussion Treasurer Ogden noted that she will shift funds around within the Operating budget line items to pay for this expense. A sign will be posted on the marina gate with a contact phone number to call in case of an emergency egress condition. Motion carried.

2. New Red Key cards. 309 new key cards were created, to date 141 new key cards have been handed out. Effectve May 1, 2024 all existing white key cards will be deactivated.

3. Distribution of emails ï The TWALA Google email account only allows submission of 500 emails in a 24 hour period. The total HOA emails addresses are now over 500. Goggle Workspace will allow distribution of 2000 emails per day for a cost of $6.00 per month. Committee Chairman Werries

motioned that $72.00 a year be approved to increase the email distribution capability. Motion seconded. Motion carried.

Website/Broadband Committee: No report

Short Term Rental Committee : No report.

Other Committee Reports: No report

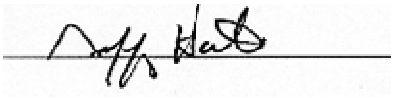
Unfinished Business: None

New Business: Director Yonkers motioned to continue water aerobics in 2024, provided the instructor is willing and available. Motion seconded. Motion carried

Future Agenda Items: None

Director Yonkers motioned to adjourn the Board meeting. The motion was seconded. Hearing no objection, Chairman Johnston declared the Board meeting adjourned at 11:30AM.

Prepared and submitted by:



Geoffrey Harton
Secretary and Director

Approved by the HOA Board of Directors at the May 18, 2024 Board Meeting.

P.O. Box 720, Mineral, Virginia 23117 540-894-0409 www.thewaters2022.org