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

May 18, 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 10:01AM on May 18, 2024 by President Paul Werries. President Werries announced that the meeting was being recorded and asked that all electronic devices be silenced. Upon confirming with Treasurer Ogden, President Werries declared that a quorum was present. In attendance were HOA Officers/Directors: President Paul Werries and Treasurer Shellee Ogden as well as Directors: Luanne Pavco, Ross Randlett, Terry Yonkers, Charlotte Doerfel and Amy Daney on the conference bridge.

President Werries 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 ï Lot 269 noted a dock board is damaged in the launch area, Lynn Thompson - Lot 15 and 22.

Minutes:
President Werries called for a review of the latest draft version of the April 27, 2024 Board meeting minutes.

In Secretary Harton's absence, President Werries noted the draft March 23, 2024 Board meeting minutes were submitted to the Board on May 3, 2024. No changes were received. President Werries motioned to approve the April 27, 2024 Board meeting minutes as previously submitted to the Board. Motion seconded. Motion carried.

Officer Reports: President Werries called for Officer Reports.

Secretary - No report.

Treasurer - Treasurer Ogden discussed the following items:

a. The current HOA Operating balance is $176,000 and the Reserve balance is currently $422,000. There are currently 23 lots with unpaid 2024 assessments. Notices of unpaid assessments have been released. Certified Letters are being prepared for 7 lot owner/s with unpaid 2023 and 2024 assessments. After receipt, the members have 10 days to pay the assessment amount due in full. If not paid a Lien will be executed.

b. A CD recently matured at $20,000. This $20,000 will be re-invested at a 5.3% rate for 6 months.

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c. A TWALA FY2024 operating budget report as of May 18, 2024 was provided.

President - President Werries noted the following:

1. A member issued a complaint concerning the new key card limit of two key cards per lot and for HOA member/s owning more than one (1) unimproved lot only two (2) Key Cards for all of the owner/s unimproved lot/s. After consideration by the Security and Compliance Committees, the restriction of key cards for owners with more than one (1) unimproved lot is removed. All lots, improved or unimproved, are eligible for two (2) key cards. This is also in accordance with the Bylaws Article 10.1(c) - *All rules and regulations shall be equally and uniformly applicable to all lot owners, occupants and lots.* President Werries motioned that the revised Key Card Agreement as presented to the Board be approved. Motion seconded. Motion carried.

2. Under the new Resale Certificate process a form is needed for the new lot owner/s to sign which will affirm the new community member/s have received key documents such as: (a) The Waters at Lake Anna Owners and Renters Guide, and (b) In their closing papers, The Waters at Lake Anna Homeowners Association Architectural Review Committee Application for Garage, Shed, Boathouse, Dock, Deck, Fence or any Other Structure and other HOA documents. The new form will assist the HOA should a new member indicate they were not aware of a certain requirement. President Werries motioned that the new "Welcome POA Receipt" form as presented be approved. Motion seconded. Motion carried.

Committee Reports: President Werries called for Committee Reports.

Architectural Review Committee (ARC):

In Committee Chairman Harton's absence President Werries noted the following Application approvals:

- At the April 27, 2024 Committee meeting, Approvals were provided for -
  Lot - 408 - Dwelling,
  Lot - 133 - Dwelling,
  Lot - 10 - Dwelling,
  Lot - 9 - Dwelling,
  Lot - 168 - Dwelling exterior color change.

- At the May 11, 2024 Committee meeting, Approvals were provided for ï
  Lot - 250 - Shed
  Lot - 192 - Pool and pool fence
  Lot - 168 - Rear Fence

As of May 11, 2024 there are 247 dwellings approved, completed or under construction.

Civic Activities Committee: No report.

Childrens' Events Committee: No report.

Common Area/Grounds Committee (CA/G):

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

1. The pool was opened and furniture placed outside.
2. The pool motor is going bad, the pool maintenance company has been contacted for replacement.

Beach Sub-Committee: The structures have been power washed. The beach gate needs updates for new member cards.

Landscaping Sub-Committee: Sub-Committee Chairman Doerfel noted a full mowing will be performed the week of May 20. Weeding and mulching will begin as well.

Compliance /Rules Committee: Committee Chairwoman Pavco noted a committee meeting will be scheduled the next 30 days to review the RV complaints as well as some new complaints just received.

Finance - Operations and Reserve Committee: No report.

Reserve Fund Committee: Committee Chairman Yonkers noted Louisa County has informed TWALA that the emergency road access land cannot be used until after it has been redesignated as a non-access road.

Marina Complex Committee: Committee Chairman Yonkers noted the beavers seem to have moved on.

The repair of the damaged boards at the dock will start the week of May 20.

President Werries noted that legal was contacted to determine ownership and responsibility for replacement/repair of the dock. Legal reviewed previous HOA documents and determined the HOA has set precedents by previously paying for the full replacement of all the decking, the payments of insurance and taxes on the property. Legal indicated the HOA is fully responsible for repairs and replacement of the dock.

Community Outreach Committee: No report.

Safety and Security Committee: Committee Chairman Werries noted the new key card reader to exit the dock road is working great. Repair for the old sensor in the concrete pad was more expensive that the new card reader.

Website/Broadband Committee: - No report

Short Term Rental Committee: Committee Chairman Daney noted a few more lot owners have completed the form for short term rentals.

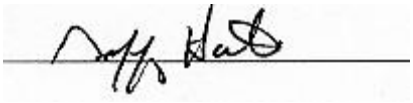
Other Committee Reports: No report

Unfinished Business: None

New Business: Director Ogden noted that with the Annual HOA meeting is coming up in August, 2024 and 5 director seats will be up for election. A reminder should go out to the community to ask if any members are interested. If interested they should submit a resume.

Future Agenda Items: None

Director Yonkers motioned to adjourn the Board meeting. The motion was seconded. Hearing no objection, President Werries declared the Board meeting adjourned at 10:45AM.

Prepared and submitted by: 

Geoffrey Harton
Secretary and Director

Approved by the HOA Board of Directors at the June 22, 2024 Board Meeting.

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