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

June 22, 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 June 22, 2024 by Chairman 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 and Treasurer Shellee Ogden as well as Directors: Luanne Pavco, Ross Randlett, Amy Daney, Charlotte Doerfel and Secretary Geoff Harton was on the conference bridge.

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 ï Lot 269 and Dustin Powell Lot 206. Stephen Randolph noted he has seen vehicles existing on the entrance lane to the community. Do not enter signs should be considered.

Minutes:
Chairman Johnston called for a review of the latest draft version of the May 18, 2024 Board meeting minutes.

Secretary Harton noted the draft May 18, 2024 Board meeting minutes were submitted to the Board on May 27, 2024. No changes were received. Secretary Harton motioned to approve the May 18, 2024 Board meeting minutes as previously submitted to the Board. Motion seconded. Motion carried.

Officer Reports: Chairman Johnston called for Officer Reports.

Secretary ï Secretary noted the following:
(1) With the recent change to the Key Card Agreement allowing 2 Key cards per lot, the "Owners' and Renters' Guide" also requires updating. Paragraph 7 in the General Information requires an update to be in sync with the revised Key Card Agreement. Handouts of the existing language and revised language were provided for the Board for review. Secretary Harton motioned that the existing "Owners' and Renters" Guide" para 7 under General Information be revised to indicate each lot is allowed to have 2 Key Cards. Motion seconded. Motion carried.

(2) The term Reserve Fund is incorrectly used frequently in TWALA documents. Secretary Harton motioned that the term "Replacement Reserve Fund" be used in place of Reserve Fund when used in any TWALA HOA documents or official correspondence from TWALA. The Board concurred with the proper use of "Replacement Reserve Fund" vs

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Reserve Fund.

Treasurer - Treasurer Ogden discussed the following items:

a. The current HOA Operating balance is $164,000 and the Reserve balance is currently $422,000. There are 14 lots with unpaid assessment and 4 new liens are being processed. Reimbursement was received for the damaged card reader. Lot 90 has made 2 of 4 payments of $1500.00 each and is on track to be in good standing by August.
b. A TWALA FY2024 operating budget report as of June 17, 2024 will be emailed to the Board.

President - President Werries noted the community Golf Cart parade will be held July 6th this year and will depart at 4:00PM.

Committee Reports: Chairman Johnston called for Committee Reports.

Architectural Review Committee (ARC):

Committee Chairman Harton noted the following Application approvals:

- At the May 30, 2024 Comm. mtg ï Approvals were provided for -
  Lot - 64 - Dwelling,
  Lot - 127 - Dwelling,
  Lot - 243 - Dwelling,
  Lot - 186 - Rear Fence,

- Total dwellings completed, under construction or approved eff June 14, 2024 is 250.

(2) Also, the ARC Committee approved an update to the "Instructions and Application for Boat Lifts" form to include "PWC Dry Dock" as these docks are attached to the lake floor which requires Dominion Energy Approval. TWALA has a blanket approval from Dominion Energy covering installations of boat lifts in TWALA dock. The HOA tracks all installations of lifts to the lake floor. Committee Chairman Harton motioned that the Board approve the addition of a "PWC Dry dock" to the "Instructions and Application for Boat Lifts". Copies were provided for Board review. Motion seconded. Motion carried

Civic Activities Committee: In Committee Chairman Nanns' absence Director Harton provided the following. Activities for the CAC continue to be well received. The Food truck series have been very successful. Many of the attendees are new TWALA members. The next Food truck will be July 18, 2024. On July 13, 2024 the Wine Club event will be held at Susan and Mike Pickards. Guests are encouraged to bring their bathing suits as water Volleyball is on the schedule.

Children's 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 damaged dock exit card reader has been reinstalled. The identified member has fully paid for the cost of repair.

2. The bulkhead at the dock loading area was recently damaged by a vehicle. The dock was inspected and there is no major damage, just minor cosmetic scratches.
3. Proposed for consideration that just the buoys at the beach be removed at the end of the season and leave the anchors with a ball on top for ease of reconnection next season.
4. There is an issue with the toilets not fully flushing due to very low water pressure caused by a dirty water filter. Clearwater came out and changed the whole house water filter and then repressurized the system. This solved the issue and all toilets appear to working correctly now. The filter condition will be more closely monitored. A new plastic housing for the filter has been ordered. The one currently in place needs to be changed. A Water Filter Maintenance Log has been taped to the basement door to keep track of when work is checked or performed.
5. Thanks to John Blair and Geoff Harton for repairing the tennis court cracks.
6. Thanks to Shellee Ogden for transplanting the children's flowers to the pool flower pots.

Beach Sub-Committee - The grass is growing again in the sand/water edge. Rakes to be purchased so members can rake the area as needed. Thanks to the Hara family for the donation of the Adirondack chairs. They are being enjoyed.

Landscaping Sub-Committee - No report.

Compliance /Rules Committee: Compliance Committee (CC) Chairwoman Pavco reviewed items from the June 3, 2024 CC meeting.

1. RV compliant ï A written complaint was received April 29, 2024 regarding multiple infractions of Covenant paragraphs 2 and 19. The CC has identified about 10-15 Recreation Vehicles (RVs) that are not compliant with the Covenants regarding RVs location on a lot.

   Given the Covenants are required to be reviewed by a potential buyer prior to any purchase in the TWALA community, the CC believes the Covenant requirements should be upheld as written in the Covenants.

   The CC will send a note to each of the identified lot owners' who are not in compliance with the Covenant as written regarding RV location on an owners' lot.

2. The CC also reviewed the current "exception"which was approved at the March 24, 2012 Board meeting. Following is the approved exception:

   > "R/V Parking, if a home site is situated that compliance with the covenants is either impossible or extremely impractical, member can request variance to the Compliance Committee and if approved, the approval will be permanently filed with the lots file. Member Edgington recommended that we include that said R/V must be properly titled, insured and licensed, and not used as a permanent structure (not a derelict vehicle). Sam moved that we adopt the recommendations, seconded by Scott, Passed."

   The CC noted; in that (1) the Covenant paragraphs 2 and 19 are clear and are provided to every potential lot/homeowner buyer prior to their purchase of a home of lot, and (2) Bylaw Article X paragraph c states: "Uniform Application. All rules and regulations shall be equally and uniformly applicable to all lot owners, occupants and lots, a subjective variance process of the RV covenant is impossible to manage and as such the CC motions that the March 24, 2012 exception be deleted. Motion seconded. Discussion ensued. Motion did not carry by a vote of 3 for and 5 against. Further discussion will be pursued.

3. Parking violations: The CC discussed sending a friendly note regarding the no parking rule not only of the HOA members but of the county regarding parking on the streets within The Waters at Lake Anna.

4. Lot 13 - there are a number of parked vehicles in the front yard covered with blue tarps as well as a commercial vehicle (covered in a TARP) that does not have a current registration. The lot owner has been notified with a friendly reminder of Covenant 1: "No noxious or offensive trade or activity shall be carried on upon subdivision property, nor shall any-thing be done thereon which may be or become an annoyance or nuisance to the neighborhood, and no condition shall be permitted or allowed to exist on the property which is or may become an annoyance or nuisance to the Developer, the Subdivision Lot Owners or the Subdivision Homeowner's Association." The lot owner assured the CC that he would be moving the cars within a month or so. The lot owner has until October 1, 2024 to remedy the non-compliance.

5. A friendly note was sent to a homeowner on Winchester Trail regarding the height of their grass in violation of Covenant 7. The homeowner acknowledged and has cut their grass.

6. A concerned was raised again for violation of the leash law by lot 217 (the have already received one violation for the dog attack). The dog from this lot has been seen running in the marina lot grass area without a leash. This item will be discussed at the next Compliance Committee meeting.

Finance - Operations and Reserve Committee: No report.

Reserve Fund Committee: No report.

Marina Complex Committee: Regarding dredging Chairman Johnston noted that he is working on a process to allow use of the emergency exit road for the spoils.

Community Outreach Committee: No report.

Safety and Security Committee: Committee Chairman Werries reminded everyone of the October 5 Emergency Preparedness training for safety and security from Dominion Energy from 10:00 AM to 11:00 AM and from 11:00AM to 12:00PM Director Werries will talk about safety and emergency preparedness for the HOA community.

The Beach gate is still non-operational. IWISP and the access control company (MMSI) are working together to solve the issue. Hopefully the gate problem will be fixed by early July, 2024.

Website/Broadband Committee: - No report.

Short Term Rental Committee: - No report.

Other Committee Reports: No report

Unfinished Business: None

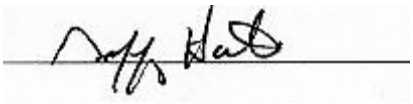
New Business: None

Future Agenda Items: None

A motion was made and seconded to move the Board into executive session for purposes of discussing a members' financial concerns at 11:24AM.

Motion was made and seconded to exit the executive session at 11:34AM. In the executive session it was agreed that there is no forgiveness for payment of late fees.

Director Harton motioned to adjourn the Board meeting. The motion was seconded. Hearing no objection, Chairman Johnston declared the Board meeting adjourned at 11:35AM.

Prepared and submitted by: 

Geoffrey Harton
Secretary and Director

Approved by the HOA Board of Directors at the July 27, 2024 Board Meeting.

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