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

Vacant
Director

The Waters At Lake Anna Homeowners' Association, Inc.

Board of Directors Meeting

July 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 July 27, 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, Treasurer Shellee Ogden and Secretary Geoff Harton as well as Directors: Luanne Pavco, Ross Randlett, Amy Daney, Charlotte Doerfel.

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, John Tanner - Lot 375, KT Tarro - Lot 316 and Laurie Clark - Lot 246. Stephen Randolph noted he is still seeing vehicles exiting on the entrance lane to the community. It was noted VDOT has been contacted and they indicated additional signs are not required. Also, Stephen asked if he can install a two foot fence around a flower bed in his front yard. Director Harton noted, there are no restrictions, however an ARC Application should be submitted anytime an addition is made to a lot.

Chairman Johnston noted an HOA member Mr. Shahnan, not in attendance, asked to speak to the Board regarding forgiveness of his assessed of late fees. Mr. Shahnan presented his reasoning for forgiveness of the late fees. Chairman Johnston called for a vote to waive Mr. Shahnans' late fees. The Board voted nay. Motion did not carry.

Minutes:
Chairman Johnston called for a review of the latest draft version of the June 22, 2024 Board meeting minutes.

Secretary Harton noted the draft June 22, 2024 Board meeting minutes were submitted to the Board on July 5, 2024. A few minor additions were received. Secretary Harton motioned to approve the June 22, 2024 Board meeting minutes as previously submitted to the Board with the few minor additions. Motion seconded. Motion carried.

Officer Reports: Chairman Johnston called for Officer Reports.

Secretary - No report.

Treasurer - Treasurer Ogden discussed the following items:

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a. The current HOA Operating balance is $162,000 and the Replacement Reserve balance is currently $422,000. There are 12 lots with unpaid assessments. Collections have been received on 2 of the 4 potential liens. One lien will be processed the week of July 28, 2024. Lot 90 has made 3 of 4 payments and is on track to be in good standing by August, 2024.

b. The Board should start thinking about any wish list items for 2025.

c. A TWALA FY2024 operating budget report for July, 2024 will be emailed to the Board.

President - No report.

Committee Reports: Chairman Johnston called for Committee Reports.

Architectural Review Committee (ARC):

Committee Chairman Harton noted the following Application approvals:

- At the July 13, 2024 Committee meeting ï Approvals were provided for -
  Lot - 65 - Dwelling,
  Lot - 85 - Fence
  Lot - 119 - Fence,
  Lot - 246 - Driveway posts and lights,
  Lot - 411 - Detached Garage,

- Total dwellings completed, under construction or approved eff July 13, 2024 is 251.

Civic Activities Committee: No report.

Childrens' Events Committee: Committee Chairwoman Laurie Clark noted the following events:

1. A "Back to School Beach party" will be held on August 4, 2024 3-5PM at the beach.
2. The weekend of September 13th will be a fishing event on the lower pond. Specific date to follow.
3. October 27, 2024 will be the "Trunk or Treat" event.

Common Area/Grounds Committee (CA/G):

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

1. Drainage has been added in the lower level by the pool equipment to prevent water/mud from flowing in the room.
2. There is still an issue with the water filter clogging. A plumber has been contacted to change the filter and housing.
3. Joey Vaughan to be contacted to bush hog around the ponds and the side field on the lower right side of the clubhouse grounds.

Beach Sub-Committee - No report.

Landscaping Sub-Committee - Continue monitoring the grass growth in neighborhood and having the grass cut as needed and remain within the budget.

Compliance /Rules Committee: Continued discussion around the location of Recreation Vehicles (RVs) and compliance with the Covenants ensued. Director Johnston reviewed the discussion from the June 22, 2024 Board meeting and opened the floor for further discussion.

Director Randlett motioned that the TWALA Covenant 19, para (2) as written, "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 residences' 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" be strictly enforced. Motion seconded. In discussion it was noted that with non-compliance to any Covenant the lot owner/s key cards would be deactivated and a monetary amount as allowed by the Virginia code could be assessed. The motion was amended to add "the lot owner/s have thirty (30) days from issuance of a non-compliance letter to remedy their non-compliance". Motion as amended carried.

Director Johnston motioned that the Board rescind any past references to a variance with regards to parking of recreational camper style mobile home i.e. RVs on an owner/s lot. Motion seconded. Motion carried.

Committee Chairwoman Pavco noted that there was still one violation with regards to signage on a lot. A note will be sent to the lot owner/s reminding them to correct the violation.

Finance - Operations and Replacement Reserve Committee: The next Replacement Reserve Study will be conducted in 2027 for the physical year beginning 2028.

Replacement Reserve Fund Committee: No report.

Marina Complex Committee: In that there is no current committee Chairman, Director Johnston reviewed several talking points concerning dredging and possible dock replacement.

Community Outreach Committee: Committee Chairwoman KT Tarro noted:

1. September 21, 2024 will be the annual Tissues and Towels drive.
2. October 5, 2024 is the Emergency Preparedness training event. Details still being worked out.
3. In early 2025 a new event for donations of personal hygiene products will be added. The donations will be provided to the Louisa Resource Council and they can distribute the donations where needed. Additional drives may be added.

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

1. The Beach gate is still not operating. August 2, 2024 the technicians are coming back out to fix the communications problem.
2. The marina gate is still receiving abuse and damage. Planning to obtain several quotes for replacement of the gate and equipment with a commercial quality system.
3. The Tennis court gate card reader is not working. The technicians will look at the reader August 2, 2024 as well.

Website/Broadband Committee: - No report.

Short Term Rental Committee: -lNo report.

Other Committee Reports: Chairman Johnston reviewed the upcoming Annual HOA meeting and agenda.

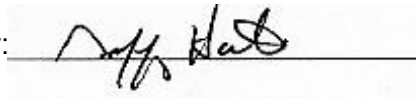
Director Werries opened discussion about allowing members to purchase a third Key Card at a much higher cost.

Unfinished Business: None

New Business: None

Future Agenda Items: None

Chairman Johnston motioned to adjourn the Board meeting. The motion was seconded. Hearing no objection, Chairman Johnston declared the Board meeting adjourned at 11:36AM.

Prepared and submitted by: 

Geoffrey Harton
Secretary and Director

Approved by the HOA Board of Directors at the September 28, 2024 Board Meeting.

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