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

December 7, 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 December 7, 2024, by Director Luann Pavco. Director Pavco announced that the meeting was being recorded and asked that all electronic devices be silenced. Upon confirming with Secretary Harton, Director Pavco declared that a quorum was present. In attendance were HOA Officers/Directors: President Paul Werries on the conference bridge, Treasurer Shellee Ogden and Secretary Geoff Harton as well as Directors: Ross Randlett, Charlotte Doerfel, Jennifer Schafer and Amy Daney on the conference bridge.

Director Pavco 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: Bruce Johnston - Lot 296, Robert & Amanda Lambert - Lot 279, Scott Shafer - Lot 4, Bill & Juanita Unhoch - Lot 186, Toby Nann - Lot 426, KT Tarro -Lot 316 and Bob McNierney - Lot 220. No questions were presented.

Minutes:
Director Pavco called for a review of the latest draft version of the October 26, 2024, Board meeting minutes.

Secretary Harton noted the draft October 26, 2024, Board meeting minutes were submitted to the Board on November 3, 2024. No changes have been received. Secretary Harton motioned to approve the October 26, 2024 Board meeting minutes as previously submitted to the Board. Motion seconded. Motion carried.

Officer Reports: Director Pavco called for Officer Reports.

Secretary - No report

Treasurer - Treasurer Ogden noted the following:

a. The TWALA FY2024 operating budget report as of December 2, 2024, was provided.
b. The current HOA Operating balance is $61,000.00 and the Replacement Reserve fund balance is currently $487,000.00. There are only 4 lots with unpaid or partially paid assessments.
c. The 2025 HOA Assessments of $574.00 have been mailed out. The assessment payment is due January 31, 2025. The on-line payment option is not available.
d. As a reminder, please notify the office manager when you have a change of

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address to be sure every HOA member is receiving their HOA mailings.

e. Two CDs recently matured. Two new CDs have been purchased. One CD is for $103,000.00 at a rate of 4.25% for 12 months which will earn $4,377.00. The second CD has $21,000.00 from the matured CD and with the dredging project on hold an additional $54,000.00 was taken out of the Replacement Reserve Fund to purchase a $75,000.00 CD at a rate of 4.3% for 12 months which will earn $3,225.00.

f. There is a Budget line item which are currently short of funds. There are other Budget line items that can spare some funds. Treasurer Ogden motioned that fund's be moved from the following Budget line items:

- Move $88.00 from Budget line 16 to Budget line 15,
- Move $86.00 from Budget line 17 to Budget line 15,
- Move $286.00 from Budget line 18 to Budget line 15

Total amount of funds moved to Budget line 15 is $460.00. Treasurer Ogden motioned to move $460.00 from the three Budget line items to Budget line 15. Motion seconded. Motion carried.

g. As a reminder all expense reimbursements must have an itemized list of items purchased on the vendor receipt.

h. Quick books will be upgraded to on line verses the desk top version.

President - President Werries noted that the planned Golf cart and Caroling event has been cancelled due to low participation.

Committee Reports: Director Pavco called for Committee Reports.

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

1. Two complaints were received regarding construction vehicles parked on the streets. An email was sent to the Lot owners and they took care of the problem.

2. RV parking resolution - In November, 2025 there were six RVs which were not in compliance to the interpretation of the rear plane location. Friendly notes were sent to all the lot owners. Three lot owners moved their RVs to a compliant location. The remaining three lot owners were submitted certified letters and they have now moved their RV's bringing them into compliance.

3. The Lot 13 owners have moved most all their vehicles. Their RV is still in their driveway and will be moved shortly.

4. There were a number of comments regarding political signs/banners during the election period. There was one formal complaint filed. A friendly note was sent to the lot owner. The lot owner moved the sign, no further action was required.

5. The Compliance Committee discussed the concern with political signs and other signage that has been brought up at various times. In accordance with the TWALA Bylaws Article IV 4.14 the Board has the ability "to adopt and amend rules and regulations and to establish reasonable penalties for infractions thereof" The Compliance Committee proposed that the Board approve the following language to be added to the rules of the TWALA community.

"In conjunction with Covenant 16, this Resolution on political signs prohibits the display of all political signs including, but not limited to flags, banners and posters. Political signs are

defined as signs intended to influence the outcome of an election, including signs supporting or opposing a ballot measure or proposition.

Suggested Penalty:

Any such violation of the foregoing Resolution on political signs may result in penalties or sanctions as provided in the Compliance Committee Policies and Procedures."

Committee Chairwoman Pavco motioned that the Board approve the Resolution language. Motion seconded. Discussion ensued. Motion carried with 6 yay votes from Directors Ogden, Harton, Schafer, Daney, Randlett and Werries and 1 nay vote from Director Doerfel.

Director Harton will update the Owners' and Renters' Guide and Director Werries will add the approved motion to the next Presidents Corner newsletter.

Chairwoman Pavco also noted that in the "Homeowners' Certificate", as mandated by the CIC the Board has a political sign regulation and it has been in the Homeowners Certificate package since July, 2023.

Finance - Operations and Replacement Reserve Committees: None

Replacement Reserve Fund Committee: None

ARC Committee: Committee Chairman Harton provided the following:

ARC Application Approvals:

At the October 26, 2024, Committee meeting - the following Applications were approved:

Lot - 221 - Dwelling,
Lot - 272 - Pool and Pool House,
Lot - 309 - Change exterior house color,
Lot - 344 - Change exterior house color,
Lot - 241 - Dwelling,

At the November 9, 2024, Committee Meeting - the following Application was approved:

Lot - 344 - Shed,

At the November 23, 2024, Committee Meeting - the following Application was approved:

Lot - 430 - Dwelling

Total dwellings completed, under construction or approved effective November 23, 2024, is **260**.

Civic Activities Committee: Committee Chairwoman Nann noted that the Military Appreciation potluck dinner held November 16, 2024, was very successful. After today's Board meeting at 2:00PM the Ladies Holliday Cookie Exchange and Stocking stuffer grab bag event will be held. The first event for 2025 will be the International Pot Luck Dinner on January 11, 2025.

Children's Events Committee: In Committee Chairwoman Clarks absence, Director Ogden noted that on December 14, 2024 from 2:00PM to 4:00PM the Holiday Party for family and children with gingerbread house building and games; on January 18, 2025, the first movie night will be held, time and movie TBD. A TWALA Facebook page for the children has been created. More information to be provided. There are between 40 and 50 children and grand-children are in the neighborhood.

Common Area/Grounds Committee (CA/G):

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

1. The basketball hoop has been replaced, thanks to Director Ogden.

Beach - No report.

Landscaping and Pond - Sub-Committee Chairwoman Doerfel noted the following:

Results of the 2025-2026 Landscaping RFI/RFQ were presented. A handout of the cost proposals was provided. The RFI was submitted to 8 potential suppliers. The RFQ was submitted to 4 potential suppliers. Based on the responses, the Landscaping Sub-Committee recommends that Peeks be awarded the contract for mowing, shrub and tree trimming, weeding and mulching and fertilization be awarded to True Green. The contracts will be for the 2025-2026 seasons and the pricing is firm for the contract period.

In discussion it was asked if bush hogging for both ponds was included. Chairwoman Doerfel noted it was not. It was also noted that there have been many snakes seen at the lower pond and the water has a stagnant smell. The pond maintenance company Solitude will be contacted to see if they have any suggestions/treatments. Chairwoman Doerfel noted the ponds will be bush hogged twice each year. Peeks recently bush hogged both ponds and will be contacted for their 2025 costs. The total awarded costs for Peeks and True Green falls within the 2025 budget line item. Chairwoman Doerfel motioned to approve the Sub-Committees' recommendation for an award to Peeks and True Green. Motion seconded. Motion carried.

Community Outreach Committee: Committee Chairwoman KT Tarro noted the following:

1. Dominion Energy cancelled the previous Emergency Preparedness training event at the last minute. They have rescheduled their time for January 11, 2025, in the morning but at their Information Center. More information to be provided.
2. Chris McCotter has requested the use of the TWALA Clubhouse to host an event with his constituents and to make some awards for volunteer's. In discussion it was recommended that the number of attendees be restricted to 50. To be sure TWALA residents could attend the invite would go out to TWALA member first then to the constituents of Chris Mc Cotter. This is not considered a political event. The date is TBD. The Board did not object to the use request.
3. The first event for 2025 will be a personal Hygiene products collection for Louisa County schools. A container will be brought to the January 11, 2025 Pot Luck dinner for donations and left for a week or so.
4. No new suggestions have been received for 2025 events. The Dominion Biologist has already agreed to come back in the spring of 2025 to talk about fishing on the warm side and also a master gardener event. A review of the local historical events from the Louisa Museum was suggested.

Website/Broadband Committee: - No report.

Safety and Security Committee: Committee Chairman Werries noted the marina gate is up and running. The beach gate will be installed in February, 2025. The front cameras recently went out and have been fixed.

Marina Complex Committee: In Committee Chairman Kurtz's absence, Marina Committee member Bruce Johnston reviewed his proposal to request the Boards permission to work with the Louisa County Government Community Development Department in an effort to have the 50 ft. wide "Emergency Access Lane" Plat description revised to "TWALA Common area". If the Planning Board were to agree with moving forward with the change there would be some legal fees (2-3 thousand dollars) associated

with the description change, survey work and title work. No agency in Louisa County has a direct relationship or concern for use of this property. Both VDOT and the Fire & Rescue Departments have indicated they have no interest in the property. Assuming TWALA could receive ownership of the parcel then the use of the property could be considered for spoils when/if the dredging activity were to resume or any other activity TWALA may desire. No funds are required until Louisa County were to agree with the change in the designation of the parcel. Director Pavco motioned that Bruce Johnston move forward with Louisa County with plans to have the "Emergency Access Lane" Plat description revised to "TWALA Common area". Motion seconded. Motion carried.

Bruce Johnston noted that regarding the previous sediment pond discussion, they have had difficulty in finding a company to come out and have discussions about designing and engineering a sediment pond. Bruce has recently found a company that indicates they can come in a few weeks. Bruce reminded everyone that the sediment ponds are not cheap and require many permits and approvals. The work would require excavation of a large area to act as a holding pond to allow the sediment to filter out of the water before entering the marina. Director Pavco noted the Board could not move forward till the extent of the costs are understood. Director Doerfel noted that Solitude could also help with providing costs for sediment pond work.

Director Ogden noted that within one week of the notice going out for yearly rental of a day slip, all five day-slips have been rented.

Short Term Rental Committee: No Report

Other Committee Reports: None

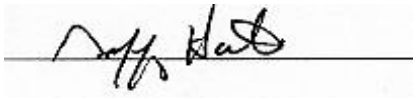
Unfinished Business: None

New Business: None

Board Executive Session:None

Future Agenda Items: None

Director Pavco motioned to adjourn the Board meeting. The motion was seconded. Hearing no objection, Director Pavco declared the Board meeting adjourned at 10:55AM.

Prepared and submitted by: 

Geoffrey Harton
Secretary and Director

Approved by the HOA Board of Directors at the January 25, 2025 Board Meeting.

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