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

Fred Duckworth
Director

Terry Yonkers
Director

**The Waters At Lake Anna Homeowners' Association, Inc.**

**Board of Directors Meeting**

**January 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 January 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, Amy Daney, Fred Duckworth, 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: Bob and Martha Kobliska - Lot 362, Stephen Randolph - Lot 269, Robert & Amanda Lambert - Lot 129, Matt Christian - Lot 115 and Toby Nann. Bob Kobliska noted that beavers were cutting down small trees on the north side shore of the lake and wondered if it is the responsibility of the HOA to remove the cuttings? No action will be taken at this time. Amanda Lambert asked what is the closing time for the tennis courts. President Werries noted that the closing time is 10:00PM. After the new key card system is implemented, the HOA will have the ability to disabled the tennis court access after 10:00PM. Matt Christian inquired about the ability to rent or buy a boat slip. It was noted the HOA has boat slips for rent and there is a bulletin board on the clubhouse hall wall where he could leave his name to indicate his interest in renting or purchasing a boat slip. It was asked if the HOA had looked at having a yard sale. Toby Nann noted that the Activities Committee had discussed that activity, however no one wanted to volunteer to manage the event.

**Minutes:**
Chairman Johnston called for a review of the latest draft version of the December 2, 2023 Board meeting minutes.

Secretary Harton noted the draft December 2, 2023 Board meeting minutes were submitted to the Board on December 5, 2023. No changes were received. Secretary Harton motioned to approve the December 2, 2023 Board meeting minutes as previously submitted to the Board. Motion seconded. Motion carried.

**Officer Reports:** Chairman Johnston called for Officer Reports.

Secretary ï Secretary Harton noted that at the December 2, 2023 Board meeting during discussion about the language for the new proposed "Clubhouse General Use Agreement"


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

it was questioned if the 4th bullet requirement to provide Certification of Insurance was still valid. The motion for approval of the new Clubhouse General Use Agreement was tabled for further discussion at the January 27, 2024 Board meeting. Travis Schaefer, the office manager, has checked and verified that a Certificate of Insurance is not required. Another suggested change was the addition of events which should be prohibited from clubhouse use. After discussion the Board agreed that the clubhouse could not be used for political rally's religious, gambling or financial gain events. Secretary Harton motioned that the proposed Clubhouse General Use Agreement be approved with the agreed to removal of the certificate of insurance requirement and the noted events for which the clubhouse could not be used. Motion seconded. Motion carried.

Secretary Harton motioned that with approval of the new "Clubhouse General Use Agreement" the existing "Clubhouse Rental Agreement" the "Organized Club Clubhouse Use Agreement 10-24-2021" and the "Guidelines for the General Usage of the Clubhouse"10-3-2021 be removed from the list of HOA Documents. Motion seconded. Motion carried.

President Werries noted that all Board members have keys to open the clubhouse and should volunteer to open the clubhouse for General Use events scheduled by HOA members. President Werries also noted that a recent party did not finish cleaning up until 10:30PM causing the lock up person to wait for a long period. President Werries suggested that rather than waiting or having to come back out late at night to lock up after an event have the sponsoring member lock the 2 doors and turn off all the lights after they finish cleaning the clubhouse. The clubhouse could be checked the next day to verify the sponsoring member had left the clubhouse as required in the Clubhouse General Use Agreement. The Board discussed the suggestion and agreed that after opening the clubhouse, show the sponsoring member how to lock the doors and turn off all the lights at the end of their event.

Secretary Harton noted that with the agreed to motions for the new "Cubhouse General Use Agreement" the language in Para 16 under General Information of the "Owners' & Renters' Guide" will be revised to (1) change reference from a "Rental Agreement" to the "Clubhouse General Use Agreement", (2) add the $100 security deposit requirement and (3) delete the requirement for a Certificate of insurance.

Treasurer ï Treasurer Ogden discussed the following items:

a. The current HOA Operating balance is $27,000 and the Reserve balance is currently $396,000.
b. All the 2024 assessments have been mailed out. Assessment payments are rolling in.
c. The 2023 1099's have been sent to the IRS.
d. The 2023 reports are being completed for the CPA audits and tax filing.
e. A lien has been filed on Lot 7.
f. A TWALA FY2023 operating budget report as of December 31, 2023 was provided, as well as the current FY2024 Operating Budget.

President - President Werries noted Director Ogden has begun clearing out the closets of old stuff.

Committee Reports: Chairman Johnston called for Committee Reports.

Architectural Review Committee (ARC):

Committee Chairman Harton noted the following Application approvals:

- At the December 20, 2023 Committee meeting approval was provided for:
  Lot 248 - Residence/Estate Sign.
- At the January 13, 2024 Committee meeting approvals were provided for the following:
  Lot 28 - Detached garage,
  Lot 213 - Fence and a screened in porch,
  Lot 393 - Dwelling,

As of December 31, 2023 there are 237 dwellings completed or in process or under construction.

Civic Activities Committee: Committee Chairwoman Nann noted there was a successful Wine club event on January 13, 2024 and the International Pot Luck dinner will be held January 27, 2024. The next event is the Bourbon Tasting on February 27, 2024. In April, 2024 the Food Truck events will begin on the third Thursday of every month through September, 2024.

Childrens' Events Committee: - In Committee Chairwoman Clarks' absence Director Ogden noted they had a Holiday Event December 17, 2024 for the HOA members' children, Santa was great. The next event is March 23, 2024, with a backup date of March 24. This event will include an egg hunt and seed planting in a greenhouse. In the spring after the seeds have flowered, the children will plant the flowers in the pots around the pool.

Common Area/Grounds Committee (CA/G):

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

1. The outside clubhouse lights under the eaves have been replaced with higher wattage LED lights.
2. Three (3) quotes have been received to address the smell and taste of the water in the clubhouse: (1) A Hydrogen Peroxide system for $5193.65, (2) a carbon system for $2800 and (3) a high efficiency Iron & Sulfur filter system for $7250. Based on research, the carbon system does not work, the high efficiency Iron and sulfur system is pricey and the Hydrogen Peroxide is the best choice. Sub-Committee Chairman Randlett motioned that the Hydrogen Peroxide system for a cost of $5193.65 be approved. Funds to come from the Replacement Reserve Fund. Motion seconded. In discussion it was noted the supplier will also come out twice a year to check the operation of the existing and new water treatment system for $250. Director Harton noted that funds from the Replacement Reserve Fund are for replacement of the infrastructure identified at the time of the Replacement Reserve Study, not new equipment. Director Ogden noted the funds are being used due to a safety and health issue. Sub-committee Chairman Randlett noted that the equipment is being added as an upgrade to fix the existing treatment system which is not working efficiently. Motion carried.
3. The anchors holding the pool handrails have corroded and are broken. An estimate has been received of $2800 for replacement of anchors for each handrail. The concrete area around the anchors has to be removed to insert new anchors. Additional research for alternate proposals will be pursued.
4. Gravel (crush & run) has been added to the trailer and beach parking areas.

5. Overhead projector - Director Werries noted the HOA has an existing projector that has to sit on a table and is old. Director Werries motioned that a new Bluetooth and Wi-Fi enable overhead projector be purchased and installed in the ceiling at a cost not exceed $500. Funds to come from budget line 15-clubhouse area fund. Motion seconded. Motion carried.

Beach Sub-Committee - No Report.

Landscaping Sub-Committee - The current grounds maintenance contract expires in December 2024. Quotes will be requested later this year for 2025 grounds maintenance contract/s. For 2024 a full grass cutting will be performed every other week.

Compliance /Rules Committee: Committee Chairman Johnston noted the following areas of discussion from the Compliance Committee meeting held December 13, 2023:

1. RV Parking - There was a lengthy discussion on RV parking in TWALA. A request has been received requesting a variance to the Covenants' RV parking requirement. The original purpose of the restriction on campers and mobile homes was to prevent their use as interim quarters and/or prevent their storage on unimproved lots which could negatively impact the aesthetics of the community. Now that the neighborhood is roughly 55% built out, the Compliance Committee questions the continued need for the RV restriction as written in section 19. (2) of the Covenants. In a review of the neighborhood there are some 7-8 RVs or camping trailers presently parked on improved lots without any variances and not parked behind the dwelling as required in the Covenants. No HOA member complaints have been received for improper parking of an RV or camping trailer. Based on the above points the Compliance Committee suggest that the Board either uniformly enforce the requirement of the Covenants' Section 19. (2) or modify the section to permit parking with conditions at the next Annual HOA meeting in August 24, 2024. Suggested revised language was discussed by the Board. The Board was requested to submit any changes to the suggested revised language to the Covenants section 19. (2) before the February 24, 2024 Board meeting.

2. Noise Complaint - Dog Barking - In response to this formal complaint, the Compliance Committee, in accordance with the Compliance Committee Policies and Procedures, took the following actions:
    a. Reached out to the TWALA property owner(s) that were subject of the complaint, notifying them of the apparent violation and encouraging them to correct the situation by limiting dog barking during the evening hours. No response was received from the property owners.
    b. Contacted the Complainant advising that documentation should be provided including time and duration of the offending dog barking and possibly recording the noise from inside the complainants' bedroom. It was also suggested that this was potentially a violation of the Louisa County Code and therefore the Compliance Committee recommended they contact the Louisa County Sheriffs' Office.
    c. Several "drive-bys" and "walk-bys" were made by Board Members past the subject property where infrequent barking was noted and always for very short durations.
    d. Follow-up contact to the complainant inquiring about any continuation or resolution of the matter yielded no response.

3. Noise Complaint - Leaf Blower - A complaint was submitted by a HOA member along with a video showing their neighbor blowing leaves with a gas-powered leaf blower early on Thanksgiving Day, 2023. Since lawn care equipment and other machinery noise is common in the community and the time of the complaint was during the day, the Committee decided to take no action. The HOA member also suggested that the Board implement an additional noise restriction around the holidays.

The Committee considered that suggestion and decided not to make that recommendation to the Board.

Committee Chairman Johnston announced that Luanne Pavco will be taking over as Chair for the Compliance Committee.

Director Pavco inquired about the possibility of providing a neighborhood directory to the HOA members. HOA members would only be included if they consent to the publication of their information. This item will be brought up at the August 24, 2024 Annual HOA meeting.

Finance / Contracts (Operations and Reserve) Committee: Finance Committee Chairwoman Ogden noted the following:

1. Operating Budget - The 2023 operating budget came in at $10,000 under budget. These funds will be rolled over to 2024 budget lines that could use additional funds.

2. The 2024 Budget - $2600 in expenses were incurred in January, 2024. After much phone calling the modem line, which has not been used for some time with Verizon was cancelled saving $45 each month.

Reserve Fund Committee: Committee Chairman Yonkers noted that identifying a location to placed the spoils from the dredging work is still on going. Two sites of interest are (1) the access road at the intersection of Traveller St. and the extension of Fleeter St. to Johnson Rd. and (2) the beach area to the right of the beach entrance off Hemlock Loop. The soccer field is also an option however Dominion Energy has been unwilling to allow transport of the spoils across Kentucky Springs Rd. The two options being reviewed will incur less legal involvement. Director Johnston discussed the options for using the common area at the beach. Discussion of options (1) and (2) ensued. Director Johnson noted that as a result of the discussions, the access road option will be reviewed further.

Marina Complex Committee: As discussed above.

Community Outreach Committee: Committee Chairwoman KT is recovering from her recent situation. The HOA sent her flowers.

Director Yonkers suggested boating safety and proper mooring classes should be looked at for this coming Spring.

Director Werries noted an HOA member had inquired about emergency preparedness regarding the power plant. The power plant was contacted and a presentation has been scheduled for October 5, 2024.

Safety and Security Committee: Committee Chairman Werries noted that work is moving forward with the new access card system. An announcement will go out when the system is ready and the new cards are available. The beach gate is still not working as the supplier is having trouble getting the beach equipment connected to the main security system.

Website/Broadband Committee: - No report

Short Term Rental Committee - Only a few HOA members have indicated they offer short term rentals. A note will be included in the next Presidents report noting that all HOA members that rent their home as short term rental must contact and provide their information to the HOA office manager.

Other Committee Reports: None

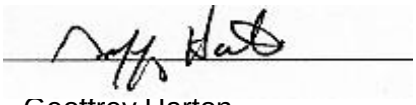
Unfinished Business: Director Harton noted that at the December 2, 2023 Board meeting there was discussion about utilizing video conference calls for Committee meetings. As a reminder, a committee meeting just as the Board meetings are open to all HOA members. The Committee meeting, location and time must be posted on the web calendar 5 days before the meeting date.

Director Johnston motioned that until after the August 24, 2024 Annual HOA meeting any variance request is suspended for any HOA rule, regulation or policy. Motion seconded. Motion carried.

New Business: None

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 11:48AM.

Prepared and submitted by: 

Geoffrey Harton
Secretary and Director

Approved by the HOA Board of Directors at the February 24, 2024 Board Meeting.


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

# The Waters at Lake Anna Homeowners' Association

## Compliance Committee Meeting Minutes

December 13, 2023

Attendees: Dianne Greene
Luanne Pavco
Bruce Johnston, Chair
Absent: Shellee Ogden

It was determined that a quorum was present. The discussion is summarized as follows:

1. R/V On-Lot Parking Variance Request ï The request for a variance from Section 19.(2) of the HOA Covenants, discussion included the following:
    a. The original purpose of the restriction on campers and mobile homes was to prevent their use as interim living quarters and/or to prevent their storage on unimproved lots negatively impacting the aesthetics of the community during marketing of the subdivided lots. Now that the neighborhood is roughly 50% built out, the committee questions the need for the restriction. It was noted that there have been no current complaints regarding R/Vs on TWALA properties.
    b. In March 2012, the Board approved a policy for granting variances from Section 19.(2). The applicable minutes from that meeting referencing a recommendation from the Rules Committee are quoted as follows:
        i. *"R/V Parking, if 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). Propose that we adopt the recommendations, seconded by Scott, Passed."*
        ii. It is noted that this recommendation from March 2012 is not included in the current TWALA Covenants, Bylaws or Owners' and Renters' Guide.
        iii. At present, the Compliance Committee is not aware of any variances granted for specific lots.
    c. The committee acknowledges that there are at least seven (7) or more R/Vs or camping trailers presently parked on improved lots without variances. However, there have been no written or verbal complaints about any R/Vs or camping trailers in the neighborhood.
    d. The Committee recommends that the Board either uniformly enforce the requirements of Section 19.(2) or modify Section 19.(2) to permit parking and/or storage of a recreational camper style mobile home on an improved lot with conditions.
    e. Based on the above facts, the Committee suggests that the Board consider modifying Section 19.(2) in accordance with Attachment A at the next Annual Meeting.

2. Noise Complaint ï Dog Barking ï In response to this formal complaint, the Committee, in accordance with the Compliance Committee Policies and Procedures, took the following actions:
    a. Reached out to the TWALA property owner(s) that were subject of the complaint, notifying them of the apparent violation and encouraging them to correct the situation by limiting dog barking during the evening hours. No response was received from the property owners.
    b. Contacted the Complainant advising that documentation should be provided including time and duration of the offending dog barking and possibly recording the noise from inside the complainants' bedroom. It was also suggested that this was potentially a violation of the Louisa County Code and therefore the Compliance Committee recommended they contact the Louisa County Sheriff's Office.
    c. Several "drive-bys" and "walk-bys" were made by Board Members past the subject property where infrequent barking was noted and always for very short durations.
    d. Follow-up contact to the complainant inquiring about any continuation or resolution of the matter yielded no response.

3. Noise Complaint - Leaf Blower - A complaint was submitted by a Member along with a video showing his neighbor blowing leaves with a gas-powered leaf blower early on Thanksgiving Day. Since lawn care equipment and other machinery noise is common in the community and the time of the complaint was during the day, the Committee decided to take no action. The Member also suggested that the Board implement an additional noise restriction around the holidays. The Committee considered that suggestion and decided not to make that recommendation to the Board.

    The Member also suggested encouraging neighborly interaction, such as developing a neighborhood directory. This suggestion warrants consideration by the full Board of Directors, as it would provide an opportunity for a member to contact a neighbor in a similar instance.

Attachment A

Current TWALA Covenant 19.(2): "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 owner or, resident renter and is not used or occupied on the lot."

Recommended Revised Covenant 19.(2): "Nothing herein shall prevent a resident owner or a resident renter of a lot from parking ~~in the rear of~~ ~~*in the rear of*~~ *on* an improved lot, ~~( i.e. the residence's side opposite the adjoining subdivision street, on the other side of the home from the street) (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 owner or, resident renter, is road worthy, current with state inspections as applicable, ~~and~~ is not used or occupied on the lot and is parked discreetly with limited view from the street as practicable."

Recommended Revised Covenant 19.(2): "Nothing herein shall prevent a resident owner or a resident renter of a lot from parking on an improved lot, a recreational camper style mobile home which is titled in the name of the owner or, resident renter, is road worthy, current with state inspections as applicable, is not used or occupied on the lot and is parked discreetly with limited view from the street as practicable."