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

March 23, 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 March 23, 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 in person and Amy Daney 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 - Lot 269 and KT Tarro - Lot 316. There were no comments or questions.

Minutes:
Chairman Johnston called for a review of the latest draft version of the February 24, 2024 Board meeting minutes.

Secretary Harton noted the draft February 24, 2024 Board meeting minutes were submitted to the Board on March 1, 2024. No changes were received. Secretary Harton motioned to approve the February 24, 2024 Board meeting minutes as previously submitted to the Board. Motion seconded. Motion carried.

Officer Reports: Chairman Johnston called for Officer Reports.

Secretary: Secretary Harton noted that there had been a previous discussion about moving the May 25, 2024 Board meeting from the 25th to the 18th however the Board never approved a change. Secretary Harton motioned to move the scheduled May 25, 2024 Board meeting to May 18, 2024. Motion seconded. Motion carried. Secretary Harton noted that Director Duckworth indicated last month that the February Board meeting was his last meeting. His resignation has not been received.

Treasurer: Treasurer Ogden discussed the following items:

a. The current HOA Operating balance is $208,000 and the Reserve balance is currently $401,000. There are currently 43 lots with unpaid 2024 assessments.

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b. The first 2024 Reserve payment of $40,000 will be moved from the operating budget to the Reserve fund in March, 2024. The remaining $43,000 budgeted for the Reserve fund will be moved over in August, 2024.

c. The invoice for the pool anchors and ladders was funded from the Reserve fund. The same amount of funds has now been moved from the operating budget to the Reserve fund to balance the two accounts.

d. The lawyer will be contacted to start the foreclosure process on one lot which has had a lien against it for 3 years. Beginning in May, 2024, official notices will be issued to those lots for which liens will be issued due to unpaid assessments for both 2023 and 2024. These notices will be issued to approximately 17 lots.

e. A TWALA FY2024 operating budget report as of March 18, 2024 was provided.

President: President Werries noted that on March 16, 2024 a neighbor was using a portable fire pit. After use, they watered down their ashes and later dumped them into their woods. The winds ignited the ashes, the fire spread and burned approximately one half acre between 3 lots.

Committee Reports: Chairman Johnston called for Committee Reports.

Architectural Review Committee (ARC):

Committee Chairman Harton noted the following Application approvals:

- At the March 6, 2024 Committee meeting approvals were provided for the following:
    a. Lot 99 - Boathouse,
    b. Lot 411 - Detached Garage,

As of March 24, 2023 there are 240 dwellings approved, completed or under construction.

Civic Activities Committee: In Committee Chairwoman Nann's absence Director Harton noted the following: On March 16, 2024 there was a very successful St. Patrick's Day Potluck Dinner, over 34 members attended the dinner. Thank you to Tami Werries, Kim Mack and Charlotte Doerfel for decorating the room in green and white.

On Saturday April 13, 2024 there will be a Wine Club event at the clubhouse.

On Thursday, April 17, 2024 the first food truck event of the year will be held at the TWALA beach. "RU Freak N Hungry" will be the vendor. Thank you to Deborah Blair for once again for heading up the food truck events.

On Saturday, May 4, 2024 the fourth annual Cinco de Mayo Potluck Dinner will be held. Ole!

Childrens' Events Committee: In Committee Chairwoman Clark's absence Director Ogden noted the "Eggstravaganza" event has been rescheduled to March 24, 2024, 2-4PM at the beach playground area.

Common Area/Grounds Committee (CA/G):

Pool, Tennis Court and Clubhouse Sub-Committee: In Director Randlett's absence, the following were discussed:

1. The new Hydrogen Peroxide water treatment system is still being monitored.

2. An inquiry for baby changing stations was requested. It was noted that there are baby changing stations in the downstairs women's and men's bathrooms. Feasibility of adding baby changing stations in the upstairs restrooms will be reviewed.

Beach Sub-Committee: Chairwoman Daney noted the beach buoys will be moved out in late April and it was indicated the porta john will be placed May 16, 2024. It was suggested the porta john for the beach be in place before the April 18th Food Truck event. The delivery of the Porta john has been rescheduled for April 18, 2024.

Landscaping Sub-Committee: Director Duckworth has removed himself from the CA/G committee leaving a vacant sub-committee seat.

Compliance /Rules Committee: Committee Chairwoman Pavco noted she received a note regarding trailers parking on the emergency access road. This is a recurring issue. The Louisa Sheriffs office can be contacted to report the issue and the HOA will place a note on the vehicles asking them to remove their vehicles.

Finance - Operations and Reserve Committee: No Report.

Reserve Fund Committee: No Report.

Marina Complex Committee: Director Johnston noted he has been working with Director Yonkers on identifying a viable location for the dredging spoils. One of the possible locations is the fire/emergency access road. The State Highway department and Louisa County permits and zoning have been contacted to determine if there is any objection to TWALA using the access road for the spoils. A preliminary response has been ok. There are still a number of departments within Louisa that would need to be contacted. It was also noted that in an emergency condition, the access road would provide another means of exiting the community. An HOA member has indicated a willingness to provide use of 2 to 3 acres of their wooded area to be cleared and used to deposit the soils. The cleared area on the right side of the beach property is still an option as well.

Community Outreach Committee: Committee Chairwoman KT noted the following:

1. At the February 2024 Board meeting there was an inquiry about recording the upcoming April 13, 2024 Boating Safety training and mooring session/s for future HOA use and to upload the video to the TWALA website. Permission has been provided from the Coast Guard Auxiliary to record their presentation. Director Pavco will record the training event and a HOA member has given permission to use their boat for proper mooring demonstration at the dock area.
2. On April 27, 2024 from 12:30PM to 2:00PM John Odenkirk from the Department of Wildlife & Resources will talk about fishing in the lake.

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

1. All the new security cameras are up and working. The old cameras and recorders will be boxed up and placed on eBay or some other sale site.

2. The new magnetic red Key Cards have been received. Swap out of the existing white Key Cards to the new red Key Cards will begin April 1, 2024 and end April 30, 2024. All new Key Cards must be picked up in person at the clubhouse. On May 1, 2024 all the current white Key Cards will be deactivated. Director Harton reviewed the proposed changes to the existing Key Card Agreement and updates to sections of the Owners' and Renters' Guide which address use of Key Cards.

Director Harton motioned that the reviewed proposed changes to the Key Card Agreement and the Owners' and Renters' Guide with the Board recommended changes be approved. Motion seconded. Motion carried. Director Harton will make the noted changes and email the updated changes to the Board for review.

3. The Marina gate is being bypassed for entry by non-members swiping an object in front of the exit beam allowing the gate to open. Chairman Werries has contacted the access card reader company and has requested they provide a quote to install a card reader for exiting the marina/dock area.

4. The beach gate is still not working as there is no wifi access at the beach. iWisp is working on a solution at no additional charge.

5. Use of radio's within TWALA were tested and was successful. This is part of the SHIELD program with Louisa Sheriffs' office. Two additional radios will be procured. The radio use will enable the TWALA community to communicate to the Louisa emergency operations center when all communications are down in the community.

6. Highlander Path -The use of Highlander Path by individuals to access the neighboring property has been an issue and concern for some time. VDOT did not accept responsibility for the south end of the Highlander Path when the developer turned the roads over to VDOT because there is no Cul de sac at the end. Discussion ensued about how best to handle the south end of Highlander Path for access/use to the neighboring property.

Website/Broadband Committee: - No report

Short Term Rental Committee: No report. The number of lot owner's signing up short term rentals is still 6 or 8. In discussion the Board suggested pulling together a few questions, such as short term and long term rental, Y/N; full time or part owner's, etc. Director Daney will pull together a questionnaire.

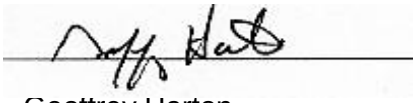
Other Committee Reports: No report

Unfinished Business: None

New Business: None

Future Agenda Items: None

Director Daney motioned to adjourn the Board meeting. The motion was seconded. Hearing no objection, Chairman Johnston declared the Board meeting adjourned at 11:00AM.

Prepared and submitted by: 

Geoffrey Harton
Secretary and Director

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

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