Paul Werries
Director & HOA President

Geoffrey Harton
Director & HOA Secretary

Shellee Ogden
Director & HOA Treasurer

Ross Randlett
Director

Luanne Pavco
Director

Amy Daney
Director

Kevin Kurtz
Director

Jennifer Schafer
Director

Vacant
Director

The Waters At Lake Anna Homeowners' Association, Inc.

Board of Directors Meeting

April 26, 2025

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 April 26, 2025, by Director Amy Daney. Director Daney announced that the meeting was being recorded and asked that all electronic devices be silenced. Upon confirming with Director Werries, Director Daney declared that a quorum was present. In attendance were HOA Officers/Directors: President Paul Werries, Treasurer Shellee Ogden as well as Directors: Ross Randlett, Jennifer Schafer, Luanne Pavco, and Kevin Kurtz.

Director Daney 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: Scott Schafer - Lot 4, William & Juanita Unhoch - Lot 186, Andre Tarro -Lot 316, Dillion & Samantha Ferguson - Lot 221. Lot 375, John Tanner. No questions were presented.

Minutes:
Director Daney called for a review of the latest draft version of the March 22, 2025 Board meeting minutes.

In Secretary Harton's absence, Director Werries noted that the Draft March 22, 2025 BOD Meeting minutes were submitted to the Board March 29, 2025 for review. A minor change was received. Director Werries motioned to approve the Draft March 22, 2025 Board meeting minutes, as previously submitted to the Board and revised with the minor change received. Motion seconded. Motion carried.

Officer Reports: Director Daney called for Officer Reports.

Secretary - None

Treasurer - Treasurer Ogden noted the following:

a. The current HOA Operating balance is $190,000.00 and the Replacement Reserve fund balance is currently $529,000.00.
b. There are 30 lots with unpaid or partially paid 2025 Assessments. Those 30 Lot owner/s facility access card/s have been deactivated.
c. The latest 2025 Operating Budget report as of April 22, 2025 was provided to the Directors.

President - President Werries noted that that there was still one vacant Director seat. President Werries motioned that Andre Tarro be approved to fill the vacant Director seat. Motion seconded. Motion carried. Director Tarro was welcomed to the Board.

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Committee Reports: Director Daney called for Committee Reports.

Civic Activities Committee: No Report.

Children's Events Committee: In Committee Chairwoman Clark's absence, Director Ogden noted that on April 25, 2025, the Fishing Derby will be held from 3PM to 5PM at marina docks.

Marina Complex Committee: Committee Chairman Kurtz's noted the following:

1. The boat ramp work is completed.

2. Carter will continue to repair the dock as defective boards are identified.

3. Solitude has been contacted several times about dredging and installing a silt wall and they have not responded.

4. A Marina Committee meeting will be scheduled in May to discuss future work activities.

Community Outreach Committee: In Committee Chairwoman KT Tarro's absence, Director Tarro noted the following:

1. The Outreach Committee held a Get to Know you Bingo at the Louisa Rehab Center. One more meeting is planned to be held in the spring at Spring Oaks.

2. The Fire Prevention Seminar scheduled for May 3, 2025 had to be cancelled due to the lack of response from the community.

Website/Broadband Committee: No report.

ARC Committee: In Chairman Harton's absence, President Werries provided the following:

ARC Application Approvals:

At the March 22, 2025 Committee Meeting the following Applications were Approved

- Lot 133 - Fence,
- Lot 9 - Fence,
- Lot 177 - Shed,
- Lot 213 - New roof shingles,
- Lot 203 - Move existing shed,
- Lot 30 - Dwelling,
- Lot 210 - Dwelling,

Total dwellings completed, under construction or approved eff March 22, 2025 is 265.

Common Area/Grounds Committee (CA/G) -

a. Clubhouse, Pool & Tennis courts - Sub-Committee Chairman Randlett reminded the Board that during May the beach and marina parking lots will be cleaned up as well as the power washing the tennis courts, pool deck and front fencing.

2. Beach - Sub-committee Chairwoman Daney noted the following:

   a. Members are reminded when at the beach and holes are dug in the sand, please refill the hole/s to avoid possible injury to a member from stepping in a hole.

b. Hope everyone likes the new chairs.
c. And there is a "TWALA Community use only" sign facing the beach.

3. Landscaping and Pond - Sub-Committee Chairwoman Doerfel -No report

Compliance /Rules Committee: Committee Chairwoman Pavco noted that at the March, 2025 Board meeting, the Board had requested an email go out to the Board with the proposed changes to the "TWALA HOA Compliance Committee Policies and Procedures" for review and comment. The changes include:

1. A response period of 72 hours for submitted complaints via the complaint process,
2. An email and letter be sent simultaneously with a10 day cure period,
3. A certified note will be sent if no response after the cure period has passed,
4. A fillable Complaint form was also requested.

Committee Chairwoman Pavco motioned that the updated "TWALA HOA Compliance Committee Policies and Procedures" as submitted to the Board March 23, 2025 for review be approved with a couple minor changes. Motion seconded. Motion carried.

Finance - Operations and Replacement Reserve Committees: No Report.

Replacement Reserve Fund Committee: No Report

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

During the busy Easter weekend, a TWALA community member was attempting to use their red access card to gain entrance into the Marina complex. Their access cards had been deactivated as they are delinquent in paying all their assessment fees/dues. The TWALA member then asked several TWALA members to give him access to the Marina, one of which obliged and offered up their card for the TWALA member to exit the marina complex. THIS IS AGAINST TWALA ACCESS CARD USAGE POLICY UNDER THE KEY CARD AGREEMENT!

The following day, the delinquent member used a red access card from another TWALA member, to gain access to the Marina! Please note: ANY TWALA MEMBER ALLOWING UNAUTHOURIZED USE OF THEIR ACCESS CARD/S WILL HAVE ALL THEIR ACCESS CARDS DEACTIVATED IMMEDIATELY FOR A PERIOD OF 30 DAYS.

Other Committee Reports: None

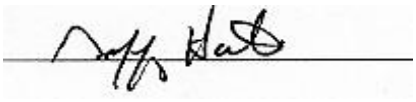
Unfinished Business: None

New Business: None

Board Executive Session : At 10:38AM President Werries motioned that the Board enter into an Executive session to address a Board item. Director Ogden seconded the motion. At 10:43AM the Board returned to open session. In Executive session it was noted that all the positions of the Board have been filed except for the Chairman of the Board position. President Werries motion that the Chairman of the Board position be filled by Director Schafer. Motion seconded. Motion carried.

Future Agenda Items:

Director Daney entertained a motion to adjourn. Director Werries motioned to adjourn. Motion seconded. Hearing no objection, Director Daney declared the Board meeting adjourned at 10:45AM.

Prepared and submitted by: 

Geoffrey Harton
Secretary and Director

Approved by the HOA Board of Directors at the May 17, 2025 Board Meeting.