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

February 22, 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 February 22, 2025, by Director Charlotte Doerfel. Director Doerfel announced that the meeting was being recorded and asked that all electronic devices be silenced. Director Doerfel declared that a quorum was present. In attendance were HOA Officers/Directors: President Paul Werries, Treasurer Shellee Ogden as well as Directors: Ross Randlett, Charlotte Doerfel, Jennifer Schafer, Luann Pavco and Amy Daney.

Director Doerfel 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, Juanita Unhoch - Lot 186, KT Tarro -Lot 316, Robert Lambert- lot 279, John Tanner - Lot 375 and Kevin Kurtz - Lot 369. No questions were presented.

Minutes:
Director Doerfel called for a review of the latest draft version of the January 25, 2025 Board meeting minutes.

In Secretary Harton's absence Director Werries noted that the Draft January 25, 2025 BOD Meeting minutes were submitted to the Board Feb 3, 2025 for review. A minor change was received. Director Werries motioned to approve the Draft January 25, 2025 Board meeting minutes, as previously submitted to the Board and revised with the minor change received. Motion seconded. Motion carried.

Officer Reports: Director Doerfel called for Officer Reports.

Secretary - No report

Treasurer ï Treasurer Ogden noted the following:

a. The current HOA Operating balance is $230,000.00 and the Replacement Reserve fund balance is currently $485,000.00.
b. Approximately 83% of the assessments have been received.
c. The latest 2025 Operating Budget report has been passed out to those Directors that have a 2025 Operating Budget.

President - President Werries is putting together an idea to see if there is any community interest in having a USA flag displayed on a white fence post at the TWALA entrance and exit road sides in remembrance of a family or loved one for holidays like Veterans Day, the 4th of July, Memorial Day, etc. More information is coming soon.

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Committee Reports: Director Doerfel called for Committee Reports.

Civic Activities Committee: In Committee Chairwoman Nann's absence Director Werries noted on February 15, 2025 there was a terrific turnout for the Bourbon and Chocolate tasting event. The next event is the St. Patrick's Day which will be held on March 15, 2025. Karen Richard and Karla Kopec will be handling the St. Patrick's event. The first Food Truck event for 2025 will be on April 17, 2025 with "R U fricking Hunger" as the vendor.

Children's Events Committee: In Committee Chairwoman Clark's absence, Director Ogden noted that on February 22, 2025, the second movie night will be held from 6-7:30PM. On April 26, 2025 the spring fishing event will be held.

Marina Complex Committee: Committee Chairman Kurtz noted the following:

A Marina Committee meeting was held February 18, 2025 at the clubhouse. The following were discussed.

a. Carter (tradesman) plans to complete some dock work over the next 2 weeks, weather permitting.

b. A meeting will be held with Kevin McClary of Solitude to discuss use of sediment traps.

c. Boat Ramp issues - Kevin Kurtz met with Joey Vaughan at the dock. They measured the current water level and it was 7 ½ inches down from the summer level. The ramp is currently 22 feet long and at the end of the ramp the water is 3 feet deep, which causes problems for the larger boats. Joey Vaughan suggested increasing the ramp length to 44 feet ramp. Plastic would be laid down first on the existing ramp. A form will be created on the existing ramp and r-bar added. After the concrete is cured, gravel will be placed in front of the new ramp and as the new ramp is pushed in the water, the gravel will fill the existing holes in the water. When the new ramp is in place the water at the end of the new should be around 5 ft. The concrete will take 21 days to cure. The ramp will need to be closed for a month. Arrangements have been made with Dan Gerard, a developer in the area, and he controls the Rock Island ramp and has indicated TWALA will be able to use that ramp. Instructions of the do's and dont's, and how to access the ramp will be provided to the TWALA members. Joey Vaughan would like to perform this work beginning March 2, 2025 as the power plant will be down and the water level will drop further. The cost will be between $10,000 and $12,000. The difference is for the actual length of the new ramp based on how far down the water level will fall with the plant outage. There is $8278.00 in the Marina budget from 2024 that was not spent and there is $13,600.00 from the 2025 budget giving the Marina a budget of $21,878.00. Committee Chairman Kurtz motioned that the Board approve an amount of $10,000.00 to $12,000.00 to have a new ramp constructed as discussed. Motion not seconded. Director Ogden, noted that the Board must first approve carrying over $8278.25 not spent in 2024 to the 2025 Marina budget. Director Ogden's motion was seconded. Motion carried. Director Randlett asked where the $8278.25 came from. Director Odgen noted there was $1600.00 not used in 2024 for the marina, there was rental income from the day slips and there was a surplus of funds from 2023 of $10,000.00 with $5000.00 used for the new pool rails in 2024 and $5000.00 set aside for the Marina. Additional day slip rental income is expected to come in this year. Director Ogden motioned that the Board approved an amount not to exceed $12,000.00 to build a new boat ramp with Joey Vaughan performing the work. Motion seconded. Motion carried.

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

1. The Chris McCotter discussion event was postponed to February 26, 2025 due to snow. Director Doerfel has the questions. McCotter has invited representatives from the neighboring HOA boards to attend and Chris has some awards to give out.

2. In support of the Louisa County Resource Council, a wish list program through Amazon was started to provide items that had been identified for the homeless. Within a week all the items had been purchased. Fantastic contribution from everyone.
3. On March 8, 2025, a container gardening class will be held.
4. Looking to schedule a fire prevention class for the community. Also working with the Children's Committee to includes the kids to see a fire truck. Dater TBD.
5. The Dominion Biologist will be coming in June. A request for questions and topics will go out in March.

Website/Broadband Committee: - No report.

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

ARC Application Approvals:

At the Jan 25, 2025 Committee Meeting - the following Applications were Approved -

- Lot 8 - Dwelling,
- Lot 285 - Dwelling,
- Lot 75 - Rear deck,
- Lot 311 - Shoreline work and boat dock,
- Lot 119 - Shed

Total dwellings completed, under construction or approved eff January 25, 2025 is now 262.

Common Area/Grounds Committee (CA/G) -

1. Clubhouse, Pool & Tennis courts - Sub-Committee Chairman Randlett thanked Director Ogden for plowing the parking lot from the recent snow.

2. Beach - Sub-committee Chairwoman Daney noted sand will be added to the beach in April.

3. Landscaping and Pond - Sub-Committee Chairwoman Doerfel asked to be informed when any special events will occur so that the lawn is freshly mowed. Nothing new from any suppliers about treating the lower pond. There was also discussion about stocking the lower pond with fish.

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

A committee was held on February 17, 2025. Two items were discussed:

(1) Create a simpler Complaint process, and (2) an update to political sign/s and Covenant 16 issues.

Item no 1:
The Committee talked about making a recommendation to the Board to include:

1. A narrow window to verify a complaint within 72 hours after the complaint is received.
2. After verification of the complaint, an initial email and a first-class letter will be released simultaneously using a template/form letter and provide a 10-day cure period to remedy the complaint.
3. If the complaint is not resolved a certified letter would be released and hearing date set.

This process will replace the current process outlined in the 2020-06-27-TWALA-HOA-Compliance-Committee-Policies-and-Procedures document and form no. 1 and no. 2 will be updated. Form no. 3 would continue to be used to log all received complaints.
Committee Chairwoman Pavco motioned that the new complaint process be approved. Motion seconded. Motion carried.

Item no 2:
There was discussion around political signs and leaving the resolution in place and to send out a survey to the HOA members on whether or not there is significant interest in revising Covenant paragraph 16 regarding signs.

Finance - Operations and Replacement Reserve Committees: No Report.

Replacement Reserve Fund Committee: None

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

a. The Beach gate is behind schedule due to the weather. The gate should be installed in mid-March, 2025.

b. Another chair dolly will be purchased to replace the chair tree dolly.

Other Committee Reports: None

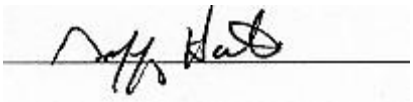
Unfinished Business: Director Pavco reminded the Board, that the Board is not allowed to have any informal or unscheduled meetings or working sessions. All meetings where HOA business is discussed, need to be posted on the calendar at least five (5) days in advance of the meeting, with an agenda and open to attendance by all Association members.

New Business: None

Board Executive Session - None

Future Agenda Items: None

Director Ogden motioned to adjourn the Board meeting. The motion was seconded. Hearing no objection, Director Doerfel declared the Board meeting adjourned at 10:40AM.

Prepared and submitted by: 

Geoffrey Harton
Secretary and Director

Approved by the HOA Board of Directors at the March 22, 2025 Board Meeting.