Paul Werries
Director & HOA
President

Geoffrey Harton
Director & HOA
Secretary

Shellee Ogden
Director & HOA
Treasurer

Ross Randlett
Director

Luanne Pavco
Director

Amy Daney
Director

Vacant
Director

Jennifer Schafer
Director

Vacant
Director

The Waters At Lake Anna Homeowners' Association, Inc.

Board of Directors Meeting

March 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 9:58AM on March 22, 2025, by Director Jennifer Schafer. Director Schafer announced that the meeting was being recorded and asked that all electronic devices be silenced. Upon confirming with Secretary Harton, Director Schafer declared that a quorum was present. In attendance were HOA Officers/Directors: President Paul Werries, Secretary Geoff Harton as well as Directors: Ross Randlett, Jennifer Schafer and Luanne Pavco.

Director Schafer 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, KT Tarro -Lot 316, Bill Fleser Lot 368 and Kevin Kurtz - Lot 369. No questions were presented.

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

Secretary Harton noted that the Draft February 22, 2025 BOD Meeting minutes were submitted to the Board March 6, 2025 for review. A minor change was received. Secretary Harton motioned to approve the Draft February 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 Schafer called for Officer Reports.

Secretary - Secretary Harton reminded the Board members that committee meeting minutes are only required when the committee approves a motion to be presented to the Board. New Board members should also read the "Rules of Order for Annual, Board and Committee meetings" and the "SOP for Committees".

Treasurer - In Treasurer Ogden's absence, Director Werries noted the following:

a. The current HOA Operating balance is $202,000.00 and the Replacement Reserve fund balance is currently $529,000.00.
b. There are 46 lots with unpaid 2025 Assessments. Payments received for 2025 Assessments after March 31, 2025 will be charged a $50.00 late fee and the Lot owner/s facility access card/s will be deactivated.
c. The latest 2025 Operating Budget report as of March 18, 2025 was provided to the Directors.

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d. Moved $44,427 from the Operating budget to the Replacement Reserve fund for the first 2025 installment.

e. 2024 tax papers have been provided to the CPA.

President - President Werries noted that Charlotte Doerfel had resigned her position on the Board. President Werries motioned to approve HOA member Kevin Kurtz as a new member to the Board. Motion seconded. Motion carried. Director Kurtz was invited to join the Board members.

Twenty residents have expressed their 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. The first order will be placed for the flags and the price is twenty dollars less that previously quoted. There is no expense to the HOA.

Committee Reports: Director Schafer called for Committee Reports.

Civic Activities Committee: In Committee Chairwoman Nann's absence Director Harton noted that Karla Kopec and Karen Richards put together a great St. Patrick's Day dinner/event. There were over 40 attendees. Upcoming on April 17, 2025 will be the first food truck event of the year with "R U Freck N Hungry" as the vendor.

Children's Events Committee: In Committee Chairwoman Clark's absence, Director Werries noted that on April 26, 2025 the spring fishing derby will be held. May 3, 2025, is the Fire and Safety Prevention event. The committee is working on a schedule for an outdoor movie event.

Marina Complex Committee: Committee Chairman Kurtz noted the following:

Joey Vaughan had a ten-day delay in getting concrete delivered for the new slab for the boat ramp. The week of April 7, 2025, the new slab will be pushed down the ramp followed by installing a transition from the old ramp to the new ramp. A six-foot section of the existing ramp will be removed and then a transition to the 2 slabs will be built.

The tradesman Carter has completed the dock replacements to the "I" section of the dock and will be moving on the day slips.

The light on top of the flagpole was blown off. A new one is on order.

No update from Bruce Johnston concerning his request to Louisa to have the emergency access strip of land designated as TWALA Common Area.

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

1. The Chris McCotter event on February 26, 2025 went well with 30-40 attendees. Thanks to the manager of the Elk Creek store for leaving a bunch of waters and sodas from the event.
2. On March 8, 2025, the container gardening class was held.
3. On March 18, 2025 HOA members assisted residents at the Spring Oaks Assisted Living with playing games. Another similar event with games will be held on March 27, 2025 at the Louisa County Rehab Center.
4. May 3, 2025 will be Fire Prevention awareness at the clubhouse with fire trucks for the kids.
5. A few questions have been received for the Dominion Biologist event coming in June, 2025. A date is TBD.
6. In September the tissues, towels and toys collection event will be held.
7. October 18, 2025 the Louisa Historical Society will be back.

Website/Broadband Committee: - No report.

ARC Committee: Chairman Harton provided the following:

ARC Application Approvals:

At the March 8, 2025 Committee Meeting the following Applications were Approved

- Lot 430 - for a rear porch and roof extension,
- Lot 232 - Dwelling,
- Lot 169 - Fence addition

Total dwellings completed, under construction or approved eff. March 8, 2025 is 263.

Common Area/Grounds Committee (CA/G) -

1. Clubhouse, Pool & Tennis courts - Sub-Committee Chairman Randlett noted the following:

    a. Based on the video surveillance of the tennis/pickleball courts, there was a lot of players on the courts. However, a count of the number of swipes indicated very little usage. A plastic cover has been installed over the exit button. Traffic of the courts has significantly decreased. Non-Members have obviously been reaching around to hit the exit button and gaining entrance.
    b. The pool cover will be removed May 8, 2025, and the official pool opening will be May 23, 2025, and the last pool day will be Labor Day. Extending the closing date of the pool will not occur in 2025. The expense of keeping the pool open for a handful of members was very high in 2024. The mechanical cleaning equipment will be revamped making the system more efficient.
    c. The decking around the pool and outside the pool will be power washed as well as all the pool furniture, the white fencing at the entrance and the TWALA wall.
    d. The beach area has been cleaned up. Sand will be added in April.
    e. The first fertilizer treatment for 2025 was recently completed.
    f. Director Pavco noted that in the Replacement Reserve Study notes an annual safety inspection should be performed on the tot lot play equipment. Director Randlett noted a self-check has been performed.
    g. Director Pavco noted there should be a sign, like at the pool, "Play on the equipment at your own risk". The Board agreed a sign should be added near the Tot Lot Area with the suggested wording.
    h. Director Harton noted that the "No Trespassing" sign at the entrance in front of the upper pond is missing. Director Werries noted the sign was found and will be re-installed.

2. Beach - Sub-committee Chairwoman Daney - No report, covered by Director Randlett.

3. Landscaping and Pond - Sub-Committee Chairwoman Doerfel will continue her position on the Committee.

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

(1) At the February 22, 2025 Board meeting, the Board approved the motion to stream line and simplify the Complaint process. Director Pavco projected on the wall a redlined doc of the current process outlined in the 2020-06-27-TWALA-HOA-Compliance-Committee-Policies-and-Procedures document, part 3, and form no. 1 and no. 2. The changed items include (a) a response time of 72 hours after receipt of a compliant, (2) an email and letter will go out at the same time with a ten-day cure period. If there no action is taken by the Lot owner, a certified letter will go out with a hearing date. Director Pavco motioned that the redlined document as presented be approved. Director Werries requested that an email with the redlined Compliance documents go out to the Board for review and comment before a motion. Director

Pavco pulled her motion back and will motion for acceptance of the redlined documents at the April 26, 2025 Board meeting.

(2) Also, at the February, 2025 Board meeting there was discussion about replacing Form 1 and 2. Director Pavco clarified that Form 1 and 2 will not be replaced, and Form 1 will be re formatted as a fillable form. HOA Member Scott Schafer volunteered to revise Form 1 as a fillable form and then have Mike Pichard upload the form to the website.

(3) At the January 25, 2025 Board meeting there was discussion around political signs and leaving the resolution that had been approved at the December 7, 2024 Board meeting in place and to include questions in a survey to the HOA members on whether or not there is significant interest in revising Covenant paragraph 16 regarding signs. Director Werries noted he was working on a survey and will include questions from Director Pavco regarding changes to the Covenant paragraph 16. The survey is expected to be released middle April, 2025.

(4) Director Pavco noted she plans to put out a notice to the Community in the next 30 days to see if there is any interest in joining the Compliance Committee. With the larger community it would be nice to have a wider perspective and views from the members. President Werries noted he included in his Presidents Corner Newsletter a request for new committee members and participation. There have been none received.

Finance - Operations and Replacement Reserve Committees: No Report.

Replacement Reserve Fund Committee: No Report

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

a. A Beach camera was broken by a falling tree limb. A new camera has been installed.

b. The Beach gate should be installed by the week of March 24, 2025.

Other Committee Reports: None

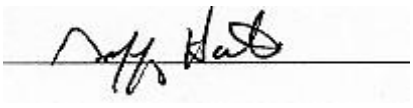
Unfinished Business: None

New Business: None

Board Executive Session: None

Future Agenda Items: President Werries thanked Office Manager Travis Schaefer for all hard work and assistance he has provide to the Board and the community. Charlotte Doerfel will be taking over the Office Manager position effective March 31, 2025.

Director Schafer entertained a motion to adjourn. Director Pavco motioned to adjourn. Director Harton seconded. Hearing no objection, Director Schafer declared the Board meeting adjourned at 10:35AM.

Prepared and submitted by: 

Geoffrey Harton
Secretary and Director

Approved by the HOA Board of Directors at the April 26, 2025 Board Meeting.