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

January 25, 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 January 25, 2025, by Director Shellee Ogden. Director Ogden announced that the meeting was being recorded and asked that all electronic devices be silenced. Upon confirming with Secretary Harton, Director Ogden declared that a quorum was present. In attendance were HOA Officers/Directors: President Paul Werries, Treasurer Shellee Ogden and Secretary Geoff Harton as well as Directors: Ross Randlett, Charlotte Doerfel, Jennifer Schafer, Luann Pavco and Amy Daney.

Director Ogden 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 Shafer - Lot 4, Bill & Juanita Unhoch - Lot 186, Toby Nann - Lot 426, KT Tarro -Lot 316, John Tanner - Lot 375 and Kevin Kertz - Lot 369. No questions were presented.

Minutes:
Director Ogden called for a review of the latest draft version of the December 7, 2024 Board meeting minutes.

Secretary Harton noted the draft December 7, 2024, Board meeting minutes were submitted to the Board on December 9, 2024. A couple minor changes were received. Secretary Harton motioned to approve the December 7, 2024 Board meeting minutes as previously submitted to the Board and revised with a couple minor changes. Motion seconded. Motion carried.

Officer Reports: Director Ogden called for Officer Reports.

Secretary -No report

Treasurer - Treasurer Ogden noted the following:

a. The current TWALA FY2024 and FY2025 operating budget reports will be uploaded to the TWALA web site.
b. The current HOA Operating balance is $65,000.00 and the Replacement Reserve fund balance is currently $488,000.00. There are only 3 lots with unpaid or partially paid assessments. Two lots have liens posted, 1 lot is currently being prepared.
c. Sixty percent of the 2025 HOA Assessments have been received.
d. There is a Budget line item which are currently short of funds. Treasurer Ogden motioned that $5.14 be moved from Budget line 18 to Budget line 10

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Motion seconded. Motion carried.

e. The Quick books on line update has been completed.

President - President Werries thanked Paul Littlefield and Shellee Ogden for clearing Winchester Trl. and Roderick Pl. before VDOT came through. Thanks to Ross Randlett for clearing the clubhouse and marina access road. Thanks to Toby Nann for the International Pot Luck dinner and thanks to Travis and Shellee for converting Quick books to the cloud.

Committee Reports: Director Ogden called for Committee Reports.

Civic Activities Committee: Committee Chairwoman Nann noted that on January 11th, the International Pot Luck dinner was held. It was one of the biggest turn outs to date. Thanks to KT Tanner, Geoff and Diane Lapoma for shoveling the clubhouse parking lot before the event as well as Ross Randlettt with his tractor. The next event is the Bourbon and Chocolate Tasting event scheduled for February 15th. The event is not just for those that like to taste Bourbon, it is for everyone to come and enjoy and spend time with their neighbors. Bring your beverage of choice. Water and soft drinks are provided. The St. Patrick's event will be held on March 15th. Karen Richard and Karla Kopec will be handling the St. Patrick's event as Toby will be on vacation.

Children's Events Committee: In Committee Chairwoman Clarks absence, Director Ogden noted that on January 18, 2025, the first movie night was held. The next movie night will be February 22, 2025, 6:00-7:30PM. They are still looking to have an event in March and on April 26th will be a spring event.

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

- Kevin met with Carter (tradesman) to go over what dock replacements have been completed and what remains. Dock still has some work to be completed and will start work on some of the day slips, weather permitting.

- Bruce Johnston is still checking on the settling pond data. Also, Bruce will take the Approved Minutes from the December, 2024 Board meeting to Louisa County to provide verification that the Board has approved moving forward with taking over the Emergency strip of land and designate the land as TWALA Common area. In anticipation of possible treated wood price increases, stock piling anticipated wood needs for the dock is now being reviewed.

- Kevin met with Joey Vaughan to discuss options for fixing the holes at the end of the boat ramp. Option 1 - Breakup the existing ramp and install a new longer ramp into the water. Option 2 - pump cement out to extend the dock, long curing period. Option 3 - Put down plastic and pour a new slab on the existing dock area, let it cure then push the new slab out to the end of the existing ramp and tie the two ends together. Downside, the boat ramp will need to be shut down for at least 3 weeks. This would be a major inconvenience to many of the TWALA members. Alternates such as receiving permission to use a neighboring community ramp to access the water and allowing members to keep their boats docked in a day slip during the work period were discussed. The estimated cost for Option 3 is $10,000.00.

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

1. The Dominion Energy Emergency Preparedness training event was held January 18, 2025 and there were 18-20 TWALA members in attendance. The presentation and discussions provided a lot of good information. A question came up about why Dominion has refused to allow dredging materials to cross Kentucky Spring Rd. Dominion noted that some time ago a dump truck was hauling Dominion materials and the truck was involved in an accident and law suits were placed against Dominion because the hauled materials were Dominion's.

2. The donated women's hygiene products were greatly appreciated by the Louisa High School nursing staff.
3. Chris McCotter will be coming to the clubhouse February 12 from 6:30 to 8:30PM for a discussion event. The participants will now be limited to 50 HOA members vs all his constituents. RVSP's have been released with a response by January 30. Parking instructions will be included in the invitation.
4. The Dominion Biologist has already agreed to come back in the spring this year to talk about fishing on the warm side and also a master gardener event. A review of the local historical events from the Louisa Museum are also planned.

Website/Broadband Committee: - No report.

ARC Committee: Committee Chairman Harton provided the following:

ARC Application Approvals:

At the January 11, 2025, Committee meeting the following Applications were approved:

Lot - 211 - Patio and Fire pit,
Lot - 31 - Patio, Fire pit and fence

Total dwellings completed, under construction or approved effective January 11, 2025 is still **260**.

An email was recently received from a member on Holly Ct. concerned about the number of similar houses being built on Holly Ct. by the same builder. They suggested the Board approve guidelines that limits the number of duplicate house designs in same location. As there are no restrictions in the Covenants and with the minimum 1800 sq. ft. living space for most all houses in that area and 4 ridge poles, the dwelling styles are limited. An email will be released to the member indicating the points noted and that the Covenants do not have any build restrictions on home styles. The Board concurred.

Director Schafer asked if there is anything that can be done about construction workers that park their vehicles on the TWALA streets after the lot has been cleared. Director Harton agreed to include in the Letter of Approval language stating that the workers need to park their vehicles on the lot after the lot has been cleared to avoid safety hazards for residents and other vehicles. Heavy equipment trailers shall not park on any roads in the TWALA community.

Common Area/Grounds Committee (CA/G) -

1. Clubhouse, Pool & Tennis courts - Sub-Committee Chairman Randlett noted the following:
   a. Still waiting on a contractor to come in and provide a quote to repair the clubhouse ceiling drywall and ceiling lights replacements.
   b. The beach gate will be installed in February.
   c. Director Werries noted 25 additional chairs have been purchased for the clubhouse.

2. Beach - Sub-committee Chairwoman Daney noted sand will be added to the beach in April. Director Randlett noted that the donated beach chairs are being enjoyed by members. Question was posed - should be Board consider purchasing additional beach chairs similar to the donated chairs. The Board concurred. Director Daney will look into procuring some additional chairs in the spring.

3. Landscaping and Pond - Sub-Committee Chairwoman Doerfel noted the following:

   a. Meetings will be held with True Green and Peeks in March/April to go over the plans for the 2025 season.
   b. Solitude has been contacted about installing a water fountain in the lower pond. Also, they discussed fish and treatment to address the snakes around the pond.

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

a. There is now a Compliance Committee email address, which will allow the Compliance Committee to communicate directly without personal email addresses and everything on TWALA records.
b. Lot 309 had excessive complaints about vehicles parked on the both sides of the road. An email was submitted to the Lot owners. They responded immediately and apologized for the trucks parking and will contact their contractors to park on their lot.
c. Lot 284 requested a redacted copy of the complaint filed on there lot. A redacted copy was email to them January 10, 2025.
d. An inquiry came into the office wanting to know how long a storage cube could be placed on their driveway. The Committee feels a reasonable amount of time is 7 days. The lot owner was provided the allowed time period.
e. A log of 2024 complaints file was submitted to Travis for the TWALA files.
f. When a lot owner submits a complaint using form 1, at the bottom of the form is a space for the HOA Representatives to indicate receipt of the complaint. There is nothing indicating who would be designated as a representative. The Board agreed that Travis could be the representative.
g. Two complaints were received against lot 284 for the displaying of political signs in violation of the rule the Board approved December 7, 2024. A note was sent to the lot owner after validation of a violation of this rule. Chairwoman Pavco noted that she had requested the Board move into executive session for a certain portion regarding certain details of the violation and was instructed it was not necessary. Director Ogden noted we can talk about the current process. We do not talk about members or Lot numbers or issues in detail in open session. We can talk about the process and possibly revisiting the verbiage previously agreed to by the Board.

   Following is the series of events regarding a new complaint: On 11-20-2024, a complaint was received against Lot 284 for a political sign in their front yard. The complaint was verified by the Compliance Committee on 11-21-2024 and an email was sent to the lot owner of their violation. On 11-22-2024 an email was received from the Lot owner noting they had removed the political sign from their front yard and the lot owner noted that there are other signs, not "for sale" signs in the neighborhood in violation of Covenant 16. A note was returned to the lot owners saying thanks for their compliance and that if their complaint for signs is against their neighbor, they should complete Form 1 so that the Compliance Committee can act on their concern/violation. No further correspondence was received from the Lot owner other than their request for a redacted Complaint against them as previously noted, which was submitted on January10, 2025.

   On December 7, 2024, the Board approved a rule that was in conjunction with Covenant 16 but not outlining the Covenant that states, "this Resolution on political signs prohibits the display of all political signs including, but not limited to flags, banners and posters. Political signs are defined as signs intended to influence the outcome of an election, including signs supporting or opposing a ballot measure or proposition. Two complaints were received against the Boards resolution for Lot 284 that there were flags, banners, posters of a political nature being displayed. Note this is a new complaint. The original complaint in November was resolved. The Compliance Committee followed the process and issued a friendly email regarding the new complaint after validation of political flags, banners and signs being displayed. The lot owner responded to the friendly note in a very clear and accurate way that basically says the Boards new Resolution indicates political signs intended to influence the outcome of an election is a violation. Note, there is currently no election in process so the political signs as displayed are no longer in violation. Board discussion ensued.

Director Ogden motioned that the Board review the resolution language approved in December and provide an updated resolution to the Board by February 15, 2025 in preparation for the February 22, 2025 Board meeting. The Board also discussed the Compliance process that is very lengthy and cumbersome and indicated it should be reviewed as well. The Compliance Committee and any Board members will meet and work to come up with a draft of next steps to address the December 7, 2024 Board resolution to Covenant 16. This meeting will also be open to all lot owners.

Finance - Operations and Replacement Reserve Committees: Treasurer Ogden went over the 2024 and 2025 Budgets.

Replacement Reserve Fund Committee: None

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

a. The Beach gate will be installed mid-February.

b. Shield radios are now available for the Shield members for emergency situations or when all communications may be down in the community.

c. TWALA is in the process of organizing and training a CERT (Citizens Emergency Response Team) Team to handle situations when the Sheriff's office, Fire or Medical cannot respond right away our CERT team can step in.

Other Committee Reports: None

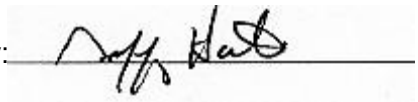
Unfinished Business: None

New Business: None

Board Executive Session - At 11:09AM Director Werries motioned that the Board enter into an Executive session to address a response to a lot owner. At 11:36AM the Board returned to open session. No motions were presented.

Future Agenda Items: None

Director Doerfel motioned to adjourn the Board meeting. The motion was seconded. Hearing no objection, Director Ogden declared the Board meeting adjourned at 11:40AM.

Prepared and submitted by: 

Geoffrey Harton
Secretary and Director

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

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