Paul Werries
Director & HOA President

Jennifer Schafer
Director & Chairwoman of the Board

Geoffrey Harton
Director & HOA Secretary

Shellee Ogden
Director & HOA Treasurer

Ross Randlett
Director

Luanne Pavco
Director

Amy Daney
Director

Kevin Kurtz
Director

Andre Tarro
Director

The Waters At Lake Anna Homeowners' Association, Inc.

Board of Directors Meeting

October 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 09:59AM on October 25, 2025 by President Paul Werries. President Werries announced that the meeting was being recorded and asked that all electronic devices be silenced. Upon confirming with Secretary Harton President Werries declared that a quorum was present. In attendance in person were HOA Officers/Directors: Treasurer Shellee Ogden and Secretary Geoff Harton as well as Directors: Andre Tarro, Luanne Pavco and Ross Randlett. On the conference bridge were HOA Officers/Directors: Chairwoman Jennifer Schafer and Director Amy Daney.

President Werries called for any modifications to the agenda as presented. President Werries noted an Executive session will be called at the end of the Board meeting. There were no other modifications. President Werries called for a motion to approve the agenda as presented and modified. Motion was made and seconded. Motion carried.

Member Introduction:
The following HOA members were in attendance: KT Tarro - Lot 316, Nita Unhoch -Lot 186, Paul Littlefield - Lot 272, Charlotte Doerfel – Lot 104.

Minutes:
President Werries called for a review of the latest draft version of the September 27, 2025 Board meeting minutes. Secretary Harton noted the Draft September 27, 2025 Board Meeting minutes were submitted to the Board October 2, 2024 for review. Several comments and corrections were provided. A revised Draft September 27, 2025 Board minutes was submitted to the Board for final comments October 19, 2025. One new minor change was received. Secretary Harton motioned to approve the revised Draft September 27, 2025 Board minutes as submitted to the Board October 19, 2025 with the one additional correction. Motion seconded. Motion carried.

Officer Reports: President Werries called for Officer Reports.

Secretary - Secretary Harton noted that at the September 27,2025 Board meeting the Resolutions for the payment of the Property insurance and Director & Officer Liability coverage as well as a Fidelity Bond were handed out for signatures from each of the Board members. The only director signature missing is Director Daney. Secretary Harton will leave the two Resolutions with the office manager for Director Daney to sign.

Treasurer – Treasurer Ogden noted the Operating budget is currently at $61,000 and the Replacement Reserve fund is $586,000. There are currently 4 unpaid lots. A CD valued at $110,000.00 matured in September, 2025. The CD earned $3,000.00 in interest. The matured CD and interest were reinvested at 3.8% and will mature in July, 2026. A copy of the Operating Budget/Expense report as of October 21, 2025 was handed out to the Board.

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President – President Werries noted the following:

1. President Werries thanked Director Randlett for painting the entrance signs and member Mike Pichard for updating the two office laptops to Windows 11 and member Mike Handrahan for making placards to go with the memorial flags at the community entrance.

2. The annual Christmas decorating contest will be held again this year with judging by the Board members to be performed December 18-21, 2025. Winners will be announced on December 23, 2025. Frist place will receive $100.00 and the second place will receive $50.00.

3. NDA's are being written for all Board members to sign. Further discussion will be conducted during the Executive Session.

4. There will be no Board meeting in November, 2025. The next Board meeting will be held December 6, 2025.

Committee Reports: President Werries called for Committee Reports.

Civic Activities Committee: In Committee Chairwoman Nann's absence Director Harton noted the following: On October 18, 2025, the attendees enjoyed a wonderful Chili/Soup Potluck dinner. Several new homeowners came out and everyone enjoyed the evening.

November 8, 2025 is the second annual Military Appreciation and Kick Off to the Fall Potluck Dinner.

Looking ahead, the Ladies Stocking Stuffer and Cookie exchange will be held on December 6 from 2-4PM.

Children's Events Committee: In Committee Chairwoman Laurie Clark's absence Director Ogden reminded everyone that the Trunk or Treat event will be held in the Marina parking lot October 26, 2025 (4-6:00PM).

Community Outreach Committee: Committee Chairwoman KT noted the following:

1. The Louisa Historical Society event had to be postponed due to a very low member interest. Hoping to reschedule sometime in 2026.
2. Met with Chuck Love of the Sheriff's Department about the December 13, 2025, 5K "miles for smiles" run. The race is a fundraiser for the Shop with a Cop program for Louisa County. In the program, kids chosen by Louisa County schools are paired with Sheriff's Department employees to Christmas shop for their families. The gifts are then wrapped and delivered to the families for Christmas.

   The actual race will start at 9:30 and is estimated to last until about 10:30. Registration will begin at 8am.

   The start and finish will be located at the pool parking lot. Attendee parking will be in the marina parking lot and in the parking lot on the opposite side of the tennis courts from the clubhouse. The route will start from clubhouse area, turn left onto Lake Forest Drive, then right to Winchester Trail. Director Werries will send out the actual route to the community. One lane of the roads that are part of the run will be closed off to traffic. Volunteers from TWALA will man the registration desk and 1 water stop partway through the race. Outreach will provide 3 volunteers. The Shield team has 6 or 7 people who can also help. Director Werries will open the bathrooms and marina gate for the activity. Director Werries has the link where people can sign-up to participate in the race or donate to the cause. This link will be included in the community email prior to the event.

Website/Broadband Committee: No report.

Marina Complex Committee: No report:

ARC Committee: Committee Chairman Tarro noted the following:

ARC Application Approvals:

At the September 27, 2025 ARC committee mtg – Approved:
Lot 113 - Pool
Lot 75 - Deck
Lot 75 - Patio
Lot 405 - Dwelling
Lot 30 - Dwelling Update

Total dwellings completed, under construction or approved effective October 11, 2025 is 265. The growth of new dwellings since January 28, 2017 is 136, with one new dwelling pending as of October 25, 2025.

Common Area/Grounds Committee (CA/G) -

1. Clubhouse, Pool & Tennis Courts & Landscaping & Pond sub-Committee's– Committee Chairman Randlett noted the following:

   a. New ceiling lights have been installed in the clubhouse. Additional lights have been ordered to complete the replacements. The Board agreed the low light setting looks best.
   b. New LED lights have replaced the old ceiling lights in basement. Everything is much brighter.
   c. Working to add an AC Outlet close to the front entrance.
   d. Replacement of the clubhouse carpeting is being reviewed. Estimates for both carpet and laminates are be reviewed.
   e. Working on placement of an aerator for the lower pond. A/C power is not currently available at the lower pond.
   f. Looking at add carp to the lower pond to help with the algae growth.
   g. Looking to add cutting of the grass around the lower pond verses bush hogging.
   h. Adding anti slip floor mates in the basement are being reviewed.
   i. One more grass cutting will be needed for the 2025 season. For the season with the final full cut, 7 full cuts and 15 partial cuts were performed.
   j. Director Harton noted that at the September 27, 2025 meeting a motion was made and approved to change the Clubhouse Rental Agreement terms effective January 1, 2026, to include a rental fee of $150.00 for private party use of the clubhouse. All HOA events will not incur a rental fee. The rental fee will be a set fee regardless of the number of hours rented. The fee is the same for 2 hours or 8 hours of usage. The rental period of the clubhouse is between the hours of 8AM and 10PM. The rental fee is only for use of the clubhouse. The clubhouse rental does not include use of the pool or any other HOA amenities. The security deposit will be eliminated. The number of guests will be limited to 35 people. Director Harton will send out a final version of the new Clubhouse Rental Agreement to the Board for review and comment for final Board approval at the December 6, 2025 Board meeting.

2. Beach sub-Committee - No report.

Compliance /Rules Committee: Committee Chairwoman Pavco noted no new official complaints have been received.

A TWALA Compliance Committee email account using g-mail has been set up. If someone has a complaint, they can then respond to that person and have a record of the discussion. Director Werries suggested that all Committees set up a g-mail account. Committee Chairs, please work with the Office Manager to set up your account.

A copy of the current list of STR's compiled for the neighborhood was emailed October 24, 2025 to the Board. Please provide any feedback for additions. The list is to be kept within the Board. It will be used to compare those that have registered as a STR's. Non-compliance notes will be sent out to those lot owners that do not register with TWALA per the Louisa County STR ordinance. For TWALA purposes "occupancy" is the number of people they can sleep in their house. The local ordinances/laws have not correlated septic to the number of people their dwelling can sleep.

In January, 2026, a review of TWALA rules and compliances will be reviewed to ensure they match the Virginia State and local ordinances.

Director Werries noted that in January, 2026 a training session will be conducted with the Board regarding SOPs for Rules of Order for meetings and SOP for Committees.

Finance - Operations and Replacement Reserve Committees: No report.

Replacement Reserve Fund Committee: Director Ogden noted that on October 16, 2025, Replacement Reserve Fund Chairwoman Schafer attended a free seminar discussion on Replacement Reserve Funds with Miller Dodson. Miller Dodson pointed out that the Community Associations Institute (CAI) revised their standard to do an on-site visit every 3 years verses 5 years. TWALA will stay with the Virginia code of a 5-year interval for the on-site Replacement Reserve Study.

Safety and Security Committee: Committee Chairman Werries noted he had discussions with MMIS for an update to the card reader system for remote door control. A new quote for one door was received for $3346.38. Installation would take three weeks from the time they are told to install to complete the work. Funding is not be requested at this time, as the install will fall under the 2026 budget. The back door will be updated. The side glass door cannot be used for the control update. The door control can be controlled remotely to allow members access to the clubhouse rear door using their red key card. At this time Director Werries and Randlett will handle the coding remotely. The alarm would also be disabled when the door is programed for member entrance.

Other Committee Reports: None

Unfinished Business: Director Pavco plans to get with the Office Manager to work through and harmonize the data fields and formats across all the TWALA systems/files and come up with common fields between the Community Listing Report and the Key Card Usage report to assist with reviews of which amenities are being used and the numbers of members using each amenity.

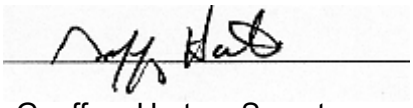
New Business: None

Public Forum-members: No questions.

Board Executive Session: Motion made to enter Executive session. Motion seconded and carried. The Board entered executive session at 10:47AM. The Board exited the Executive session into open session at 11:11AM. In the Executive session the Board discussed creating an NDA which each Board member will sign. The NDA is not to intended to impede the Boards transparency with the TWALA homeowner/s but to remind Board members of their responsibility to protect HOA contract negotiations, personnel specific issues, lawsuits, etc. but not limit the ability to share relevant information with the homeowner/s.

Future Agenda Items: None

Director Ogden motioned to adjourn. Motion seconded. Hearing no objection, President Werries declared the Board meeting adjourned at 11:13AM.

Prepared and submitted by: 

Geoffrey Harton, Secretary and Director

Approved by the HOA Board of Directors at the December 6, 2025 Board Meeting.

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