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

April 25, 2026

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 10:01AM on April 25, 2026, by Chairwoman Jennifer Schafer. Chairwoman Schafer announced that the meeting was being recorded and asked that all electronic devices be silenced. Upon confirming with Secretary Harton Chairwoman Schafer 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: Andre Tarro, Luanne Pavco, Ross Randlett, Kevin Kurtz and on the conference bridge Amy Daney.

Chairwoman Schafer called for any modifications to the agenda as presented. No modifications suggested. Chairwoman Schafer called for a motion to approve the agenda as presented. Motion was seconded. Motion carried.

Member Introduction:
The following HOA members were in attendance: KT Tarro - Lot 316, Nita Unhoch - Lot 186, Jamie Modelski - Lot 260 and Robert Lambert – Lot 279.

Minutes:
Chairwoman Schafer called for a review of the March 28, 2026, Board meeting minutes. Secretary Harton noted the Draft March 28, 2026, Board Meeting minutes were submitted to the Board April 6, 2026, for review. A couple minor comments were received. Secretary Harton motioned to approve the Draft March 28, 2026 Board minutes as submitted to the Board April 6, 2026 with a couple minor changes. Motion seconded. Motion carried.

Officer Reports: Chairwoman Schafer called for Officer Reports.

Secretary – None.

Treasurer – Treasurer Ogden noted the Operating budget is currently at $254,000 and the Replacement Reserve fund is $580,000. There are 27 lots with unpaid assessments totaling $21,000. The lots with unpaid assessments have been assessed a $75.00 late fee, which was approved by the Board at the September, 2025 Board meeting. The access cards for the 27 lots with unpaid assessments have been deactivated.

Treasurer Ogden motioned that $1200.00 be moved from budget line 8 Insect Control pool/Beach to budget line 9 Landscape Other (Flowers/Trees/Shrubs) for the flowers, trees, and shrubs installed at the front entrance. In that there were no volunteers to install the flowers, trees, and shrubs, the quote for the services and materials came in at $3200.00. Motion seconded. Motion carried.

Treasurer Ogden requested an executive session at the end of the Board meeting.

The Operating Budget report as of April 20, 2026, was provided to the Board members.

841 Lake Forest Dr., Mineral, Virginia 23117 540-894-0409 www.thewaters2022.org

President - President Werries noted the following:

1. The Veteran Honor Flags will be displayed (weather permitting), starting the week of May 15, 2026. There are 49 flags now.

2. Water Aerobics classes start up again on June 2, 2026, at the pool. The classes will be held every Tuesday and Thursday, 7:00 PM- 8:00 PM. On Food Truck Thursdays, the class will be on Tuesday and Wednesday evenings.

3. Thanks to Bill Unhoch for faithfully watering the new sod, flowers, and shrubs at the front entrance. And thanks to Shellee Ogden, Jennifer Schafer, and Bill Unhoch for planting new flowers at the entrance and around the Clubhouse/Pool area. Thanks to Bob Richards and Dan Townsend for their hard work clearing the Tot Playground of weeds and leaves.

Committee Reports: Chairwoman Schafer called for Committee Reports.

A. Civic Activities: Committee Chairwoman Jamie Modelski noted there was a great turnout for the first Food Truck event on April 16, 2026. The next Food Truck event is with "Fire Escape" and will be held on May 21, 2026. The next event is Cinco De Mayo to be held on May 2, 2026; however, there is only one RSVP. Another notice will go out April 27, 2026, and if there are not enough RSVPs by April 29, 2026, the Cinco De Mayo event will be cancelled.

   Director Ogden noted that events are not being posted on the monthly calendar on the website. If anyone needs to have an event posted, please send the notice to the office manager, and the request will be forwarded to member Mike Pickard.

B. Family Events Committee: In Committee Chairwoman Laurie Clark's absence, Director Ogden noted the cornhole event is in planning for June. The golf cart scavenger hunt is being delayed due to speeding vehicles in the neighborhood, and the committee feels it is unsafe. Director Pavco recommended that every newsletter that goes out to the community have a note at the top to remind the community that the speed limit in the neighborhood is 25 MPH. Director Werries will request to have Louisa County Sheriff's presence in the neighborhood.

C. Community Outreach Committee: Committee Chairwoman KT noted the following:

   1. The Master Gardener event was recently held in April, 2026.

   2. The "Stop the Bleed" and Drowning Response classes are currently scheduled for June 6, 2026. Registration will start at 8:00 AM. The classes will start at 8:30 AM and finish up promptly at 11:00 AM.

   3. A Wildlife Management briefing is scheduled for June 20, 2026 at the clubhouse. The exact times will be announced later.

   4. A CPR class is being planned for September 12th or 19th, 2026. The class size has a minimum of 6, the maximum is TBD.

D. Website/Broadband Committee: No report.

E. Marina Complex Committee: Committee Chairman Kurtz noted the following:

   1. Committee Chairman Kurtz and Carter will walk the docks looking for any defective boards or boards that may be a trip hazard.
   2. The ramp area still seems to be in good shape.

3. A couple of meetings have been recently held with Aqua Doc. The first meeting was held with member Bruce Johnston. Aqua Doc talked about damming up the creek, building a cofferdam, and then allowing the proposed dredged area to dry out, then removing the lake bed material. This proposed option is not allowed by Dominion Energy. At the second meeting, Chairman Kurtz proposed using a long reach excavator working from the shoreline. They are currently waiting on a response with pricing from Aqua Doc. Member Bruce Johnston has reached out to Harbor Dredge for pricing and what TWALA can do to help keep costs down.
4. Cove Buoys: The hardware for the buoy that floated away was severely eroded. The second buoy has signs of some erosion. Stainless steel hardware and cable will be purchased for the buoys and they will be placed back in the proper positions. One buoy location is very close to a lot owner's dock and will be placed out a bit into the channel.
5. Chairman Kurtz requested President Werries place a note in his next President Corner that when boat owners, especially boats that are longer than the slip, are parking in their slip, be mindful of their neighbors and not block other boat owners from getting out, as fully raised motors could block others from getting out.
6. There are 5 HOA slips currently available for renting at $800.00 for a year. The water level is up, so each rental slip has at least 3 feet of water.
7. Regarding hydrilla control. The time to apply for assistance is August-September. LACA will address the issue if the hydrilla is affecting the HOA docks. Individual boat dock owners are responsible for addressing any hydrilla around their dock.

F. ARC Committee: Committee Chairman Tarro noted the following:

1. ARC Application Approvals:

   a. At the March 28, 2026, ARC committee meeting - Approved:
      Lot 243 – Shed,
      Lot 340 – Walkway,
      Lot 405 – Boathouse and Bulkhead

   b. At the April 10, 2026, ARC Committee meeting – Approved:
      Lot 272 – Attached Garage,

   c. Total dwellings completed, under construction or approved effective April 25, 2026, is 270.

2. In the next 2 to 3 weeks, a request will go out to the Board to have a working session with the ARC to go over proposed changes to the ARC Rules and Guidelines and processes.

G. Common Area/Grounds Committee (CA/G):

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

   1) The pool cover removal and pool start-up are scheduled for May 1, 2026. The pool opening for the TWALA Community use will be Friday, May 22, 2026.
   2) Looking for better pricing for the hardware for the beach buoy line. The estimated pricing is around $2000.00 for the cable and buoys.
   3) The pond fountain was cleaned a couple of weeks ago, and shortly afterward the circuit breakers started tripping. Sub-Committee Schafer noted the pond maintenance guy is due to return April 30, 2026, and he has been briefed about the upper pond fountain problems.

4) Director Werries inquired when the pool loungers and umbrellas will be put out. Committee Chairman Randlett noted loungers will be set up around the pool on May 21, 2026, in the AM. New umbrellas have been purchased.
5) Director Pavco inquired about a previous discussion to open the fence area by the pool to have the grass area open for more seating area. Committee Chairman Randlett indicated a meeting was scheduled in January 2026, and no one showed up. The current plan is to use the results of the new pool usage report to identify if additional seating space is needed.
6) It was noted the pool hours will be 9:00 AM–10:00 PM daily, with adult lap swimming from 7:00 AM–9:00 AM, except for days pool maintenance is scheduled.

Tennis Courts – Director Ogden noted the following:

1) The resurfacing/repair and new lines will be scheduled in the next few weeks. The courts will need to be closed for 2-3 days.
2) The week of May 18, 2026, the clubhouse lower-level cleaning will start twice weekly; the upper level is still weekly.

2. Beach Sub-Committee – Sub-Committee Chairwoman Daney noted a number of the beach chairs were broken. Eight (8) new chairs will be purchased.

3. Landscaping Sub-Committee – In sub-Committee Chairwoman Tyra Lee's absence, Director Ogden noted mowing has started. The new vendor is still learning the areas. The front entrance area landscaping has been completed. The weeds around the pool have been sprayed with weed killer. Flea and tick spray has been completed around the pool area and around the tot lot area. A full mowing is scheduled for the end of April 2026. The mowing area off the road will vary based on the tree/weed growth line and accessibility for mowing equipment.

4. Ponds Sub-Committee – Sub-Committee Chairwoman Schafer's comments were noted earlier.

H. Compliance /Rules Committee: Committee Chairwoman Pavco noted the following:

Three new complaints were received in April 2026 for displaying political signs in the Roderick Pl. cul-de-sac. All three were verified, notices were submitted, and all were adjudicated within the 10-day cure period.

Passing around of a flag on different lots took needless time for the Compliance Committee volunteers to address the complaints.

Lot 248 proactively sent in a note indicating they were moving in and requested a grace period to take care of their lawn. A note was submitted to the new residents that the request has been noted and were welcomed to the neighborhood.

Director Ogden brought up a concern with varying cure periods, like 7 days for a pod and 10 days for a political sign, and suggested the Board change the cure period for political signs to 3 to 5 days. Committee Chairwoman Pavco will bring up the suggestion to relook at the standard cure period for violations with the Compliance Committee and bring a recommendation back to the Board.

I. Finance (Operations and Reserve):

1. Operating Funds: Committee Chairwoman Ogden - No report. Director Tarro questioned when the next Replacement Reserve Study is scheduled. Chairwoman Ogden noted the next study is scheduled for 2027.

2. Replacement Reserve Funds Committee: No report.

J. Safety and Security Committee: Committee Chairman Werries noted the following items:

1. An accident occurred a couple of weeks ago at Lake Forest Dr. and Winchester Trail. A car came up the hill too fast, came around the corner, hit the brakes, and lost control. A teenager was driving. No injuries. The Lot owner was contacted to repair the damage to the roadside. The car owner has already accepted responsibility for the grounds repair.
2. Personal Watercraft – TWALA community members and guests may not beach or anchor personal watercraft or boats inside the beach swimming area. Access cards will be deactivated for noncompliant Lot owners. The beach camera caught Jet skis parked on the beach.
3. The Louisa County Fire, Rescue, and Sheriff Departments are using the TWALA clubhouse as an Incident Command Post for an upcoming mandatory FEMA exercise at the Dominion Energy power plant. Multiple federal, state, and local emergency response teams will participate in training activities on the following dates: May 5th, 7 AM – 4 PM and July 14th, 7 AM – 4 PM.
4. Dominion Energy has generously donated a 100-inch flat screen television and sound bar for installation in the TWALA clubhouse, at no expense to the TWALA HOA, as a gesture of appreciation for their use of the TWALA Clubhouse.
5. As a reminder, the May Board meeting is scheduled for May 16, 2026. Four Board members will not be available on May 16, 2026. A majority of the Board is required for a quorum. As there will not be a quorum available, the May 16, 2026 Board meeting is cancelled. The next Board meeting will be June 27, 2026.

Other Committee Reports: None

Unfinished Business: None

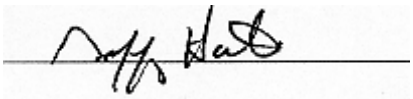
New Business: Director Ogden noted that golf carts have been seen being driven by young kids without an adult on the TWALA roads. A driver's license is required. Director Ogden requested that President Werries add a notice about proper golf cart use in the neighborhood in the President's report. An annual golf cart re-registration was discussed.

Public Forum-members: Nita Unhoch thanked the volunteer Board members for their time and efforts to make TWALA a great community.

Board Executive Session: Director Ogden motioned the Board enter into Executive session at 10:58 AM to discuss a lot owner issue. The Board exited the Executive session at 11:31 AM. No motions were made in the Executive session.

Future Agenda Items: None

Director Randlett motioned to adjourn. Motion seconded. Hearing no objection, Chairwoman Schafer declared the Board meeting adjourned at 11:32 AM.

Prepared and submitted by: 

Geoffrey Harton, Secretary and Director

Approved by the HOA Board of Directors at the June 27, 2026, Board Meeting.