Paul Werries
Director & HOA President

Jennifer Schafer
Director & Chairman of the Board

Geoffrey Harton
Director & HOA Secretary

Shellee Ogden
Director & HOA Treasurer

Luanne Pavco
Director

Andre Tarro
Director

Amy Daney
Director

Ross Randlett
Director

Kevin Kurtz
Director

The Waters At Lake Anna Homeowners' Association

The Waters at Lake Anna HOA
Annual Association Meeting Minutes

August 23, 2025

The Annual meeting of The Waters at Lake Anna Homeowners' Association ("HOA") was called to order at 10:02 AM on August 23, 2025 by Chairman of the Board Jennifer Schafer. Upon confirming with the Secretary, Chairman Schafer declared that a quorum was present. Chairman Schafer announced that the meeting was being recorded and asked that all electronic devices be silenced. The following Officers/Directors were in attendance: President Paul Werries, Secretary Geoff Harton, Treasurer Shellee Ogden and Directors Ross Randlett, Kevin Kurtz, Andre Tarro and Amy Daney.

Chairman Schafer introduced herself and provided opening remarks. Chairman Schafer reviewed the agenda and hearing no objections or changes set the agenda as submitted. Chairman Schafer then introduced the current Directors to the HOA members.

Chairman Schafer called for Officer Reports:

Secretary Harton introduced himself and noted he was also Chairman for the ARC committee.

Treasurer Ogden noted the following:

1. The current Operating balance is $139,000 and the Replacement Reserve Fund balance is $538,000. Approximately $44,000 will be move over from the operating budget to the Replacement Reserve Fund in September, 2025.
2. There are currently 7 lots with approximately $8000 in unpaid assessments and two liens have been processed and two liens have been collected in 2025.
3. The volunteer Board saves the HOA Community annually approximately $120,000 to $145,000 contributing approximately 2300 volunteer hours.
4. The major 2025 Replacement Reserve Fund projects were:
    a. Tennis court repairs - $6000,
    b. Beach gate upgrade - $7000,
    c. Marina gate upgrade - $19,000,
    d. Access key card reader - $7000,
    e. Pool treatment system - $3000,
    f. Clubhouse carpet is planned for replacement winter, 2025,

    Major Operating budget expenses:
    a. Boat ramp extension - $13,000, paid with income from the boat slip rentals and operating bonds,
    b. Pool cleaning increased from 1 time per week to twice per week, and downstairs bathroom cleaning increased to twice a week,
    c. Replacement of dock boards has been about $1000 per finger.

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d. The emergency exit road has been redesignated as a TWALA common area by Louisa County and the cost was approximately $1000.
e. The beach and pool were recently sprayed due to increase in ticks and fleas,
f. The Board just discovered that the HOA facility insurance and fidelity bonds coverage were inadequate. The cost for proper coverage is $15,000. Funds were moved around to cover the added Insurance costs.

The office manager is still seeing member emails coming back as undeliverable. When you move or change an email address or phone number, please contact the office or send the office an email to update your records.

President Werries noted the following:

1. The Waters at Lake Anna was voted the number one community again for the second year in a row.
2. VDOT has installed Do Not Enter signs on the entrance side as folks were using the entrance to exit. VDOT acted because several community members had filing complaints with VDOT. If there are other items you feel should be addressed, please contact or use the VDOT on line request form. The request for speed bumps was not accepted by VDOT.
3. The annual Christmas house decorating contest was won by the Garcia's on 286 Lake Forest Dr. in 2024.
4. The Flags at the front entrance are in remembrance of a loved one. There is currently a total of 49 flags. The flags will be put out from Memorial Day till the fourth of July. The flags are then taken down so they do not get damaged from weather and sun. The flags will go back up for Veteran's Day. Please let the office know if you would like to purchase a flag.
5. There are 266 Dwellings completed, in process or recently approved as of August 15, 2025.
6. Some of the events sponsored by the Children Activities Committee include a Christmas party, a fishing derby, the Halloween trunk or treat event in the trailer parking lot, and movies at the clubhouse in the winter and at the beach in the spring-summer. The committee could use some more volunteers. If interested please contact the office manager.
7. The Civic Activities Committee held Food Truck events, wine parties, bourbon and chocolate tasting and pot luck dinners in the clubhouse.
8. Director Harton noted that new Welcome to the community packages with information about the area and Lake Area have been put together. HOA member Anita Unhoch has volunteered to chair the activity.
9. Thanks to Kevin Kurtz for managing the new marina boat ramp extension and dock board replacements.
10. Some of the Outreach Committee projects include: senior living bingo, biologist covering fishing in the warm side of Lake Anna, gardening tips around Lake Anna, and a presentation from Dominion Energy about Lake Anna and the facility. Please complete the Outreach Survey with items you would like to see as new projects or presentations for 2026.
11. Safety and Security key items –
    a. Only lot owner/s can pick up new access key cards. Do not loan your card out or open doors or gates for access to the TWALA facilities, unless you know the individual.
    b. Vehicles and trailers are not allowed to be parked overnight. The vehicles will new towed. If you are having a large event and do not have enough space for vehicles, contact the office manager so they have a record of the overnight parking.

c. Any golf cart driven on the community/VDOT roads must have a registration sticker. This was one of the requirements for the TWALA golf cart friendly neighborhood approval.
d. TWALA CERT (Community Emergency Response Team) is just getting set up. The team leader is Bob Richards. The SHIELD team will be receiving new radios to assist with emergency situations. There will be Ham Radio training from Bob Richards and John Matysek. In case of an emergency event where everyone loses power and phone communications are not working, such as the large snow storm a couple years ago, this will enable TWALA to communicate with the Louisa County Emergency Operations center for medical, fire or other emergency use. The CERT team will be the communities first responders to emergency fire, medical, or law enforcement.

Chairman Schafer requested everyone to complete their ballots for the 4 open Director seats on the 2025/2026 Board and place them in the Ballot Box. While the ballots were being counted, the Board entertained questions, issues and comments from the HOA audience.

1. A member requested an update to the dredging project. Director Kurtz noted it is an ongoing process. There have been meetings with Dominion and dredging suppliers. The Hydrilla has been a problem this year with the higher temperatures in June. It was noted that the Hydrilla control is an HOA responsibility. Also there has been a significant effort to replace all the defective decking and support boards this year.
2. A member noted that the brush and trees are growing up around the lower (Oak Haven Rd) pond. When will the growth be cut down? Chairman Schafer noted that that bush hogging is scheduled for this fall. The mowing is scheduled for twice a year. The member indicated they have a bushhog and ask if it would be OK if they mowed the area around the pond. Director Randlett indicated it was OK for them to the bushhog the area.
3. A member asked if there has been any consideration to adding additional pickle ball courts. Director Ogden noted that the relining of the courts would be performed when there is a resurfacing of the courts. A resurfacing is scheduled in the Replacement Reserve Fund for 2026, if needed. Based on the tennis courts being legal size, 2 pickleball courts would be lined on each side of one tennis court. The other tennis court area would remain as one full tennis court, and 1 pickle ball court and the halfcourt basketball court would remain. The relining of the courts will be added to the “wish list” with other projects. As funds become available, the relining would be considered when the courts are resurfaced.
4. A member expressed concern over the new data center being build and the massive amounts of water required and the effect it will have on the wells in this area. The member will leave some pamphlets with the office manager and if anyone has a question please contact the office manager.
5. A member asked as the community continues to grow are there plans for adding additional facilities? Director Werries noted that across Kentucky Springs Road is a large soccer field property that could be used for any large growth projects. Director Randlett noted that in the short term there has been discussion about enlarging the lounge area of the pool to accommodate more loungers and tables. A member also suggested in the planning that a winter pool be included. There have also been discussions about placing a kiddie pool to take some pressure off the main pool.
6. A member asked if there was information regarding the growth rate of the community. Director Harton noted that in August of 2024 there were 253 dwellings approved, under construction or completed. As of this August there are 266 dwellings approved, under construction or completed which is about the recent average.
7. A member next to the beach noted that boat and other craft are landing on the beach area to the left side of the marked off swimming area and wondered if the swimming buoy line could

be extended from the shoreline to shoreline. Director Randlett noted it was a good idea and will look into extending the buoy line. Also, the member noted that there are vehicles, typically non-residents, parking along Hemlock Loop beach side of the road and wondered if some No Parking signs could be placed along the road side.

Following the tally of the ballots, Chairman Schafer announced that the vacant director seats for the new 2025-2026 Board will be filled by:

Paul Werries
Shellee Ogden
Luanne Pavco
Andre Tarro

The total number of HOA member lots casting a ballot was 76, of which 18 member lots were proxies.

At 10:40AM, Director Ogden motioned that the Board and new Directors adjourn to an executive session to vote for the Chairman of the Board and Officers for the new 2025-2026 Board. Motion seconded. Motion carried.

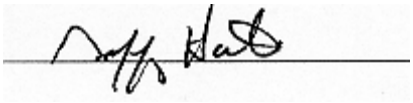
The new Board went into the community office to vote for the Chairman of the Board and Officers for the HOA for the period of 2025-2026.

At 10:43AM the new Board exited the executive session.

Chairman Schafer announced to the HOA members the elected Board officers are:

Chairman/Director: Jennifer Schafer
President/Director: Paul Werries
Treasurer/Director: Shellee Ogden
Secretary/Director: Geoff Harton

Chairman Schafer asked for a motion to adjourn. Director Ogden motioned to adjourn. Motioned seconded. Motion carried. The Annual HOA meeting adjourned at 10:45AM.

Prepared and submitted by: 

Geoffrey Harton - Secretary and Director

The DRAFT August 23, 2025 Annual Association HOA Meeting Minutes were approved at the September 27, 2025 BOD meeting.