Paul Werries
Director & HOA President

Bruce Johnston
Director & Chairman of the Board

Geoffrey Harton
Director & HOA Secretary

Shellee Ogden
Director & HOA Treasurer

Luanne Pavco
Director

Charlotte Doerfel
Director

Amy Daney
Director

Ross Randlett
Director

Vacant
Director

The Waters At Lake Anna Homeowners' Association

The Waters at Lake Anna HOA
Annual Association Meeting Minutes

August 24, 2024

The Annual meeting of The Waters at Lake Anna Homeowners' Association ("HOA") was called to order at 10:08 AM on August 24, 2024 by Chairman of the Board Bruce Johnston. Upon confirming with the Secretary, the Chairman declared that a quorum was present. The Chairman announced that the meeting was being recorded and asked that all electronic devices be silenced. The following Officers/Directors were in attendance: Chairman Bruce Johnston, President Paul Werries, Secretary Geoff Harton, Treasurer Shellee Ogden and Directors Ross Randlett and Charlotte Doerfel.

Chairman Johnston reviewed the agenda and hearing no objections or changes set the agenda as submitted. The Chairman then introduced the current Directors to the HOA members.

Chairman Johnston called for Officer Reports:

Secretary Harton motioned to approve the Draft Minutes of the August 26, 2023 Annual HOA Meeting as previously presented and uploaded to the TWALA website September 18, 2023 and as approved by the Board of Directors ("Board") at the September 16, 2023 Board meeting. Motion seconded. Motion carried.

Secretary Harton also noted changes over the past year to the "ARC Rules and Guidelines" and the "Owners' and Renters' Guide":

1. "residence/estate signs" were added to the list of new construction items requiring submission of an ARC Application.
2. PWC Dry Dock was added to the Boat Lift Application form.
3. The new "Clubhouse General Use Agreement" eliminated the rental charge.
4. With the issuance of the new red key cards, each improved or unimproved lot will receive 2 key cards.
5. There were 232 new dwellings completed, approved or in process the end of August, 2023. As of August 1, 2024 there are 253 Dwellings completed, approved or in process.

Treasurer Ogden reviewed changes from 2023 to 2024. The current Operating balance is $103,000 and the Replacement Reserve Fund balance is $475,000. There are currently 11 lots that have not fully paid their assessments. Three liens have been processed in 2024.

The required amount of $83,000 has been moved to the Replacement Reserve Fund for 2024.

Major expenses funded from the Replacement Reserve Fund were: $6000 for key cards, $5000 for the addition of a water treatment filter system, $5000 for replacement

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pool railings and steps, $7000 for replacement cameras, and $8000 for resurfacing the beach and clubhouse area parking lots with gravel.

Most of the money from the 2024 $25 assessment increase went to funding various maintenance activities. Also, more of the maintenance work is being outsourced where volunteer resources do not have the required expertise. Landscaping expenses have been reduced with fewer full mowing's and more biweekly mowing's. The REC electric meter was found to be defective it was not measuring usage. This required increasing the electric budget line by $3000 as the HOA has been billed properly for some time.

President Werries held his comments for later in the meeting.

Chairman Johnston announced that the HOA membership will be voting for five open seats on the ballot for the 2024-2025 Board. There are six candidates on the ballot. Four candidates are existing Directors that have indicated their desire to run for a position on the Board and two new candidates are on the ballot. Chairman Johnston asked that everyone briefly introduce themselves. Resumes of all the candidates were included in the Annual HOA mailing notice. Three incumbents; Ross Randlett, Geoff Harton, and Charlotte Doerfel introduced themselves. Amy Daney could not attend. The new candidates, Jennifer Unhoch and Kevin Kurtz introduced themselves.

Chairman Johnston explained that each HOA member lot has two (2) votes. There should be no more than two (2) votes per candidate and no more than a total of ten (10) votes for all the candidates checked on the ballot. Members cast their ballots and placed them in the ballot box.

While the ballots were being tallied, President Werries discussed the following items.

(1) The annual Christmas house decorating contest was held last year and it will be held again this year. Scott Schafer and Jennifer Unhoch won the contest in 2023.

(2) The Outreach Committee hosted a Master Gardner presentation and a Boating and docking safety class. In October, 2024 an Emergency Preparedness training event will be held.

(3) The new Children Activities Committee held a Christmas party last year and a how to garden and planting in the spring and a back-to-school event was just held at the beach. Upcoming events are a fishing derby and the Halloween trunk or treat event in the trailer parking lot.

(4) The Civic Activities Food Truck events have been another great success this past year. Wine parties and pot luck dinners in the clubhouse have also been great. Also, the Women's Christmas ornament exchange and the bourbon tasting event were held. These events are a great way to meet your neighbors.

(5) The new red key cards have been activated and the old white key cards have been deactivated. The new cameras are working great and recently assisted with identifying the individual causing damage to the marina gate. Please be sure to use your new red key cards and if you rent your home, be sure to leave a key card for the renters. TWALA will NOT provide a key card to renters.

The marina entry gate continues to have problems. Estimates are being obtained for a replacement gate system that can handle to high traffic volume of the community.

The communication problem between the beach gate and the clubhouse was recently fixed. However, the gate opener motor has now died. A commercial replacement gate opener is being looked into for the beach gate. Director Randlett noted that there have been several requests to keep the pool open a bit longer after Labor Day weekend. Finances to handle the chemicals and vendor cost have been identified. The pool will be opened an additional 3 weeks through September 22, 2024.

(6) The TWALA community has been divided into several sections and there is a SHIELD section leader responsible for each section. If an emergency issue arises like the loss of power and internet you should contact your SHIELD section leader the SHIELD section leader will contact the SHIELD Coordinator (Paul Werries) and Paul will contact the Lousia County Sheriff's Office Operations Center (LCSOC). A radio system has been put in place to help communicate during an emergency between the SHIELD section leaders, the SHIELD Coordinator and the LCSOC if needed. Select individuals have radios and they will be announced soon.

(7) As a reminder Louisa County requires short term rentals to be registered. TWALA HOA also requires that short term rentals notify the office with the renter's names and contact information.

(8) Community members John and Deborah Blair will be leaving the TWALA community shortly. The Board thanked the both of them for all the work and time they have given to the community and wish them well in their new home.

(9) Volunteers are need to help out with the various events and committee activities. Volunteers can register with the committee chair person or send an email to the office. The Committee listing is on the TWALA web site.

Chairman Johnston reviewed a couple important issues the new Board will need to address and that will require some difficult decisions.

(1) Dock repairs - Maintenance of the dock to replace joist has been an on-going activity. Recently it was identified that 2 of the posts are rotten. The question arises, are there other posts that will or require replacement. Director Werries and Johnston will survey the dock posts to determine if there are other posts requiring replacement. The Replacement Reserve Study indicates the community has another 19 years before replacement is required. If the survey reveals a large number of other posts require replacement a larger and more expensive decision will need to be made to address the costs much sooner than anticipated.

(2) Dredging discussions have been ongoing for three years. The main problem is where can the dredged materials be deposited. Dominion Energy will not allow the dredged materials to cross over Kentucky Springs Rd. The only other areas large enough to accommodate the dredged materials are (a) the extended emergency access road from fleeter Street to Johnson Road, (Common Area N), Louisa County will not approve the use of the road, and (b) the wooded area to the right when entering on the beach access road. The area has been tested and it is not considered to be wetlands. Another alternative is receiving an access easement from a TWALA property owner to some of their land to place the dredged materials. Once a deposit area for the dredged materials has been identified, permits will be required from some 25, federal, state and local agencies. The area to be dredged is where the creek flows into the area where the Day Slips and A pier finger are located. The current plan is to dredge in the

open area and in between all the slips. However, if the Day slips and A pier are removed the dredging time could be greatly reduced. The Day Slips and pier finger A would then be rebuilt.

(3) Lastly, there is a provision in the Covenants, section 19. (2) regarding recreational camper style mobile homes and where they may be located on a lot owners' property. The Board needs to agree on an interpretation of the wording and enforce the Covenant language. There are some RV's that are very prominent and have a negative impact on the community and there are others that are not unsightly.

Chairman Johnston opened the floor to questions.

(1) a member noted that regarding water smells, he has identified a device that replaces the anode rod in a water heater called a corro-protec that has reduced his water smells considerably,
(2) a member inquired about Dominion Energy's refusal to allow spoils to go across Kentucky Springs Rd., did they give a reason? They did not provide a specific reason. They did agree that they would be concerned with their liability for any hazardous waste in the dredged material,
(3) a member inquired about placing solar lights on the main pier walkway,
(4) a member inquired about all the conduit cable be placed in the community. Another member noted it was Firefly bringing fiber to the community,
(5) a member noted that her granddaughter had a tick infestation from weeds in the tot lot area and also a neighbor noted their dog had the same. She volunteered to make a solution to help fight weed areas.
(6) The member also noted the number of speeders in the neighborhood. Director Werries noted he has been working with the Louisa County Sheriff's office about speeders. Director Werries has given the Sheriff's Department peak times for travelers and several speeders have been ticketed using radar going 43 to 55 mph. Speed bumps were discussed as a solution.

Following the tally of the ballots, Chairman Johnston announced that the vacant director seats for the new 2024-2025 Board will be filled by:

Ross Randlett
Geoff Harton
Amy Daley
Charlotte Doerfel
Jennifer Unhoch

The number of votes cast from the HOA members was 76 member lots of which 18 member lots were proxies. There were 2 invalid proxies.

At 11:07AM, Director Werries motioned the Board and new Directors adjourn to an executive session to vote for the Chairman of the Board and Officers for the new 2024-2025 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 2024-2025.

At 11:13AM the new Board exited the executive session.

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

Chairman/Director: Bruce Johnston
President/Director: Paul Werries

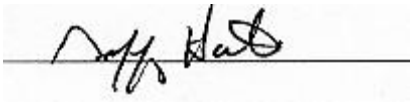
Treasurer/Director: Shellee Ogden
Secretary/Director: Geoff Harton

A member noted he had heard a rumor that Day slips may be up for sale. Chairman Johnston noted that yes that has been some discussion by the Board and disagreement about selling Day slips. This is another item the new Board will be addressing.

A member inquired about setting up a private site like Facebook that could be used by the community members to exchange information, send and receive notifications, updates, etc. Another member noted there is an option on Next Door: that could target only TWALA members. It was also noted that anyone could target to a specific group/area. The member volunteered to spearhead a proposed plan.

A member acknowledged all the work and time Lisa Wood has provided to the water aerobics sessions in the pool this year. The membership appreciates Lisa's time and contribution to the community.

Chairman Johnston asked for a motion to adjourn. Director Werries motioned to adjourn. Motioned seconded. Motion carried. The Annual HOA meeting adjourned at 11:22AM.

Prepared and submitted by: 

Geoffrey Harton - Secretary and Director

The DRAFT August 24, 2024 Annual Association HOA Meeting Minutes were approved at the September 28, 2024 BOD meeting.