

BOARD OF DIRECTORS' MEETING
Via Zoom Teleconference
Water's Edge (WE) Condominium
Thursday, August 19, 2021

Board Members (In Attendance)

Matt Salzer	President
Tony Stewart	Vice President
Pam McIntosh	Treasurer
Scott Gordon	Secretary
Dan Grimes	Member at Large

Board Members (Absent)

None

Management (In Attendance)

Kelly Lang	Community Manager, KPA Management
Rachel Blackwell	Independent Recording Secretary

Meeting Called to Order

Mr. Salzer, President, called the meeting to order at 6:35p.m.

Unit Owners Forum

A resident, 3353 LVD, inquired as to what can be done about vehicles on the property with expired registrations and are in non-working order. Management asked that an email be sent with the description of the vehicle and a tag can be placed on the vehicle and may be towed if warranted.

A resident, 3348 LVD, inquired on behalf of a neighbor's prospective buyer regarding the raising of assessments due to the loan payment. Management explained that assessments will not be raised due to the loan payment as they were raised \$100 per month prior to obtaining the loan and the loan payment has been built into the reserve study in an effort to keep assessments from being increased.

A resident, 3376 LVD, asked if the entire balance of the loan has been spent. Management informed that yes, all funds have been used. Also, has the gate to park been changed. Ms. McIntosh informed that yes that lock has been changed, please see Brock for a new key.

A resident, 3329, mentioned that the lake is looking somewhat slimy. Mr. Stewart informed that the Board is working with Solitude to have them come out but there have been some communication issues on their end. The changes in weather, hot

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temperatures and thunderstorms, have affected the water quality in the lake. As of now, all aerators on the lake are working.

Approval of Minutes

A **motion** was made by Mr. Salzer, seconded by Mr. Stewart to approve the June 17, 2021 Board meeting minutes as presented. The motion carried unanimously.

Management Report

Deck Project – Management is awaiting the final invoices from Walker Consultants and CRG. Once received the major deck project payments will be complete.

Pool – Mr. Stewart has been in contact with Winkler Pools regarding keeping the pool open on the weekends through September. Mr. Salzer has spoken with Winkler and is awaiting a proposal, once received further discussion will take place.

Legal – The Board recently attended a virtual training session with Association Counsel. During this meeting, Counsel advised of several policy resolutions that should be considered by the Board. A redline copy of the Bylaws has been sent to the Board for review for a possible Bylaw amendment. This will be discussed further at future meetings.

A **motion** was made by Mr. Stewart, seconded by Ms. McIntosh to adopt Administrative Resolution No. 2021-01 Virtual Meeting and Electronic Voting Procedure. The motion carried unanimously.

The draft resolutions for Reasonable Accommodation and Modification Request Procedures and Policy and Procedures for Non-Discrimination and Anti-Harassment will be further reviewed by the Board and discussed at next month's meeting.

Grounds Maintenance – During a recent storm, a tree has fallen behind building 17. As of this morning the debris has been removed.

Lake – Management presented proposals for the maintenance of the lake. The Board will review the proposals and discuss at next month's meeting.

Snow Removal – Management presented a proposal from Capital Services for snow removal for the 2021-2022 season. This proposal has been tabled to next month's meeting.

Pest Control – Management reported all bait stations have been installed and baited. A meeting with the contractor will be scheduled on-site within the next few weeks.

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Maintenance – Brock has been helping with storm clean-up, painting and repairing railings, working at the dog park and was a huge help with the electrical panel repairs. Any maintenance requests can be emailed to Management.

Water Consumption – Consumption remains down at this time. The shut-off valve replacement project has been completed, 3 minor leaks were found and repaired during that project.

Welcome Letter – Management will provide the Board a copy of the welcome letter so it can be hand delivered to new residents. The letter contains information on obtaining parking decals, trash pick-up and community policies.

Parking Lot Repairs – Management is obtaining proposals for this project and will be meeting contractors on-site over the next few weeks.

Roof Repairs – Management obtained a proposal for the repairs needed at 3373 totaling approximately \$10,000.00. Due to the extent of the repairs, Management has requested proposals from two additional contractors and will send to the Board once received.

Chimney/Fireplace Inspections - After discussion, the Board has decided to extend the deadline for these inspections to Spring 2022. This will allow more time for scheduling and possibly a lower cost.

Next Board Meeting

The next Board meeting is scheduled for September 16, 2021. The Zoom link is now permanent, the meeting id is 829 4933 1854 and the password is 12345.

Adjournment

With no further business to discuss, the meeting was unanimously adjourned at 8:05p.m.

Respectfully Submitted,
Rachel Blackwell
Recording Secretary

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