

**Water's Edge, A Condominium  
Board of Directors Meeting  
Via Zoom Teleconference  
Thursday, January 20, 2022**

**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 Association Manager, KPA Management
Rachel Blackwell	Independent Recording Secretary, KPA Management

**CALL TO ORDER:**

Mr. Salzer called the open meeting to order at 6:33pm.

**Approval of Minutes**

A **motion** was made by Mr. Salzer, seconded by Ms. McIntosh to approve the November 18, 2021 Board meeting minutes as presented. The motion carried unanimously.

**Unit Owners Forum**

A resident, 3425 LVD, inquired as to whether parking tags are still required for vehicles within the Association? Management informed that yes, tags are still required and anyone needing one should contact Tracey Wyatt at [twyatt@kpamgmt.com](mailto:twyatt@kpamgmt.com).

A resident, 3335 LVD, thanked everyone who helped assist with a water leak that occurred in his unit while he was out of town.

**Management Report**

**Grounds** – Management will be scheduling a walk-thru with the new contractor within the next two weeks and will let the Board know when it has been scheduled so they may attend if their schedule permits.

**Pool** – Management inquired with the Board as to whether the pool contract should go out to bid or continue service with Winkler Pool? The Board has asked Management to put the contract out to bid, proposals will be forwarded once received.

This meeting was held via electronic means, Zoom Teleconference, in accordance with the Virginia Condominium Act and the Electronic Meeting Policy of Waters Edge that became effective July 1, 2021.

**Gutter Cleaning** – The last cleaning of the year was done in December. The contractor still used bee bees to ensure the gutters were clear. Management will contact them and ask for an alternative for the next cleaning.

**Engineer** – Management was on-site with Joe Wilcher of Walker Consultants to inspect the townhouse deck that is having issues. Mr. Wilcher agrees that the piers need to be replaced and has contacted CRG to obtain pricing for this repair. The pool deck was also inspected and there is no current code in place that calls for the double fencing around the pool deck and the price for the redesign of the railing system is \$10,000.00. The Board would like to remove the inner fence at this time. Management will confirm that this can be done and obtain pricing from CRG for removal to take place in conjunction with the townhouse deck repair.

**Parking Lot Repairs** – The proposals for the asphalt repairs have been received and are much higher than anticipated. Mr. Stewart will contact the contractor that gave a previous proposal to get an updated proposal, the Board will proceed once that proposal is received.

#### **Next Board Meeting**

The next Board meeting is scheduled for February 17, 2022. The Zoom meeting id is 829 4933 1854 and the password is 12345.

#### **Executive Session**

A motion was made by Mr. Salzer, seconded by Ms. McIntosh to enter Executive Session at 7:39pm.

The purpose of Executive Session was to discuss architectural applications.

A motion was made by Ms. McIntosh, seconded by Mr. Gordon to exit Executive Session at 8:56pm.

#### **Results of Executive Session**

A motion was made by Ms. McIntosh, seconded by Mr. Gordon to approve the application as submitted for account number 510093. The motion carried unanimously.

#### **Adjournment**

With no further business to discuss, the meeting was unanimously adjourned at 8:58p.m.

Respectfully Submitted,  
*Rachel Blackwell*  
Recording Secretary

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