

**Water's Edge, A Condominium
Board of Directors Meeting
Via Zoom Teleconference
Thursday, July 21, 2022**

Board Members (In Attendance)

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

Management (In Attendance)

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

CALL TO ORDER:

Mr. Salzer called the meeting to order at 6:32pm.

Approval of Minutes

A **motion** was made by Mr. Salzer, seconded by Ms. McIntosh to approve the May 19, 2022 Board meeting minutes as presented. The motion carried unanimously.

Unit Owners Forum

A resident, 3310 LVD, reported that during heavy rains there is water pouring in between the gutter and the roof making the water pour up against the windows. A video was captured that will be shared with Management and onsite maintenance.

A resident, 3397 LVD, inquired as to whether a completion date was given by Dominion Power for the work that is currently taking place. Management informed that they have not given a specific date however onsite maintenance spoke to the contractor who stated work should be wrapping up by the end of the week.

Management Report

Pool – Management confirmed that a new lifeguard has been assigned to the pool and no complaints have been received. Mr. Stewart reported that the new lifeguard has been very punctual and had done everything asked of him.

Audit– Management presented the draft 2021 audit to the Board for review. The Board will review and discuss the audit at next month's meeting.

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.

Grounds – Management reported that the weed eating in the naturalized area has been completed. It took longer than expected due to the amount of poison ivy. Pro Grounds submitted a proposal today for the area next to 3333. Due to just receiving the proposal the Board will review and discuss at the next meeting.

Lake – The new compressor has been installed however due to the noise the residents near the location have asked for the compressor to be relocated. The Board had decided to move the compressor to the pool pump room however before it can be moved an additional electrical outlet must be installed. As soon as the outlet is installed Virginia Waters and Wetlands will come out and move the compressor. Management has also inquired about stocking the lake with Carp in order to help with mosquitos, as soon as a response is received the Board will be advised.

Snow Removal – Management presented a renewal proposal for the 2022/2023 snow season to the Board for review and discussion.

A **motion** was made by Ms. McIntosh, seconded by Mr. Stewart to approve the Capitol Services proposal as written. The motion carried unanimously.

Maintenance – Management reported that Brock is doing his best to keep the goose feces off of the walkways however it is overwhelming. Residents are encouraged to spray off walkways with a hose if they are able to. Also, several deck replacement boards have been ordered to deck repairs are upcoming very soon.

3334/3340 Stairwell – Management reported that Polytech Construction was onsite to look at the stairwell and reported that there are no structural issues however there are some repairs that need to be made. Management will be onsite on Tuesday at 10am to meet with Polytech.

Plumbing – All Plumbing will be onsite to replace the caps in the ground at 3310 and 3333.

Tree Removal – There are stumps that need to be removed from the last round of tree removal. Those stumps will be removed in conjunction with the next round of gumball tree removal.

Fireplace Inspection – Management received a great response from the last round of fireplace inspections, a spreadsheet will be available at the next meeting.

Deck Power Washing/Sealing – A memo will be going out to all residents that deck power washing and sealing needs to be completed by September 30, 2022. If this work has been completed within the last year the resident can send in a picture or receipt.

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.

Roof Replacement – The roof replacement project will be the next large project that the Board will be working on. Management recommends doing the project in either three or four phases. An engineer will be hired to look at all of the roofs and determine in which order replacement should take place.

Next Board Meeting

The next Board meeting is scheduled for August 30, 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 Mr. Stewart to enter Executive Session at 7:26pm.

The purpose of Executive Session was to discuss legal correspondence.

A motion was made by Mr. Stewart, seconded by Mr. Gordon to exit Executive Session at 8:20pm.

Adjournment

With no further business to discuss, the meeting was unanimously adjourned at 8:25pm.

Respectfully Submitted,
Rachel Blackwell,
Recording Secretary

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.