

**Water's Edge, A Condominium  
Board of Directors Meeting  
Via Zoom Teleconference  
Thursday, March 23, 2023**

**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 6:31pm.

**Approval of Minutes**

A **motion** was made by Mr. Salzer, seconded by Ms. McIntosh to approve the February 23, 2023, Board meeting minutes as presented. The motion carried unanimously.

**Unit Owners Forum**

A resident, 3323 LVD, thanked the Board for their assistance with the skylight replacement in conjunction with the roof replacement project and inquired as to whether the Board has considered using solar power? Mr. Gordon responded that this has been brought up however, because the roof is Association owned individual unit owners cannot place solar panels on it. Also, could an additional skylight be put into a unit and is there any chance on changing the policy to allow door with more than four panels to allow more light into the unit? The Board advised that an application could be submitted for any desired project and the Board will review and discuss once received.

A resident, 3310 LVD, asked for thoughts on mulching twice per year instead of just once to keep the mulch looking fresh. The Board is open to looking into adding this into the contract for 2024. Ms. Houston advised that the mulch used to be done twice per year however the prior Board cut it down to once due to the expense.

**Management Report**

**Pool** – Management presented a proposal for repairs to the whitecoat, coping stones and the water band tile from KR Jenkins. A proposal was requested from Winkler Pool as

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well however that has not yet been received. The Board will table any major repairs until after the 2023 pool season.

**Grounds** – Management notified Pro Grounds to clean out the area near the dog park to get ahead of the poison ivy in that area. Removal of the dead tree that was approved last month should take place in the next few weeks.

**Gutters** – Gutters will be cleaned in the Spring.

**Lake** – Management advised that Virginia Waters and Wetlands was onsite this month and was able to remove a full bag of trash out of the lake. There were no issues noted regarding the algae reported last month.

**Maintenance** – Management reported that a load of lumber has been received and Brock will begin replacing deck boards. Brock is also keeping an eye on the geese and making sure there are no new nests.

**Roof Replacement** – Management reported that Reliable Engineering presented the best and final bids to the Board. Also, the Board's position on the skylights being unit owner's responsibility, as they are considered windows, has not changed. The skylights have all been inspected as of tonight, and individual unit owners will be notified of the results. An email was sent to all residents advising them of their options for the replacement of the skylight during the roof replacement project. Owners can also elect to have the skylights removed and roofed over should they wish to do so.

A **motion** was made by Mr. Gordon, seconded by Mr. Salzer to ratify the email approval selecting NV Roofing as the contractor for the roof replacement project. The motion carried unanimously.

**Trim Rot Repairs** – Management reported that PolyTech will be onsite next week completing round three of wood rot replacement.

**Pet Policy Resolution** - Management asked the Board for clarification on the weight restriction for dogs as some Board members read the survey results different than others. This policy will be signed by Board members and mailed to all owners.

A **motion** was made by Mr. Grimes, seconded by Mr. Salzer to approve a two-dog limit with a cumulative weight limit of 140 pounds. The motion carried unanimously.

### **Next Board Meeting**

The next Board meeting is scheduled for April 27, 2023, at 6:30pm. The Zoom meeting id is 829 4933 1854 and the password is 12345.

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### **Executive Session**

A **motion** was made by Mr. Salzer, seconded by Ms. McIntosh to enter Executive Session at 7:22pm.

The purpose of Executive Session was to discuss legal correspondence, architectural modification request, and delinquencies.

A **motion** was made by Mr. Gordon, seconded by Mr. Salzer to exit Executive Session at 8:12pm.

### **Results of Executive Session**

A **motion** was made by Mr. Gordon, seconded by Mr. Stewart to approve the applications for account number 510064 with stipulations as discussed. The motion carried unanimously.

A **motion** was made by Mr. Gordon, seconded by Ms. McIntosh to approve the increase in salary for onsite personnel beginning May 1<sup>st</sup> as budgeted. The motion carried unanimously.

A **motion** was made by Mr. Gordon, seconded by Mr. Salzer to write off the balance on the prior owner's account number 510016. The motion carried unanimously.

### **Adjournment**

With no further business to discuss, the meeting was unanimously adjourned at 8:14pm.

Respectfully Submitted,  
*Rachel Blackwell,*  
*Recording Secretary*

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