



Waters Landing Association, Inc.

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MINUTES OF THE ZOOM MEETING OF THE BOARD OF DIRECTORS August 19, 2020

CALL TO ORDER:

The Zoom meeting was called to order at 7:04pm by Jennifer Jones, President.

NOTATION OF ATTENDANCE:

Jennifer Jones, President
Joe Parreco, Vice-President
Lee Callicutt, Secretary
Richard "Chet" Walker, Treasurer
John Pesce, At-Large

Others:

Kristin Czarick, CMCA, AMS, WLA GM
Shelia Jenkins-Diaz, Executive Assistant to the WLA GM
Bill Hudak, First Service Residential
Vlade Jankovic, RSV Pools, Inc.

APPROVAL OF MINUTES:

The July 15, 2020 Board of Directors meeting minutes were approved by acclamation.

OPEN FLOOR:

Prior to open floor, Jennifer Jones provided some of her background as she recently became Board President. She has a PhD in public policy and community engagement.

Open floor covered several topics.

- I. General discussion regarding committee development took place, including the ideas for a pool committee and a tot lot committee.
- II. Discussion occurred about the next phase of development of Churchill Senior Living, which would be Phase III. Residents had questions about density zoning changes. Discussion about notice took place with residents requesting that the Association be a conduit for information. The Board discussed that we had notice in 2018 with the sunset date of Churchill Town Sector approaching and that the Association did not receive notice about density zoning changes. The office has reached out to Park and Planning and updated contact information. Mr. Parreco addressed the need for affordable senior housing in this area of Montgomery County. Mr. Parreco confirmed that there are no detailed drawings yet; however, will share drawings with residents once available and will hold a community meeting. Mr. Parreco also confirmed that he will establish an email for residents to contact with questions pertaining to Phase III. Questions regarding Mr. Parreco as a Board member being a conflict of interest arose. Mr. Parreco is a unit owner and therefore allowed to serve on the Board, but recuses himself from any issues relating to Churchill Senior Living. The Waters Landing Board reiterated that it encourages Mr. Parreco in holding a community meeting and communicating with the community. Discussion also took place that Montgomery County has an obligation to notify and convey information.

A Not-for-Profit Homeowner Association Serving the Waters Landing Community of Neighborhoods

• Churchill Senior Living • Country Lake • Deep Wood Village • Esprit • The Fields • Gables/Manorwoods • The Gables Apartments • Harbour Place • Highlands • LakeCrest • Lakeforest • Lakeview • Landing Glen • Laurelwood Cove • Logansport • South Shore Harbour • Stonecreek Club • Sunridge/Village • US Homes @ WL • Waterbury Downs North • Waterbury Downs South • Waters Edge • Waters House • Waverly • Woodlands •

III. Kim Schwalm requested the Board be increased from 5 to 7 members. Chet Walker recommended that the staff size be increased. Discussion regarding calling a special meeting to increase the Board size took place, including the need to establish quorum and the annual meeting is coming up where Board members are elected. It was discussed that rarely do residents submit candidate qualification statements to run for the Board. Board members would need to attend in-person meetings once it is safe to do so. The Board also needs to consider the community as a whole and the best interests to serve the whole community. Two Board members are up for election with the annual meeting process in November and December.

Open floor closed at 8:32pm.

CONTRACTOR REPORT:

Vlade Jankovic of RSV Pools, Inc. provided an update on the pools. Both pools running generally well, with no issues of overcrowding. The diving board had been closed during lap swimming, but is open now, unless there are swimmers in the well. There might be staffing for pool usage in September, but RSV needs to verify. Vlade Jankovic reiterated that by extending the season, the Association must be aware of extending risks related to COVID-19 this year.

FINANCIAL REPORT:

Bill Hudak of First Service Residential provided a financial report. Waters Landing has met and made all reserve contributions this year, and generally expenses are on track.

Landscaping is slightly above budget due to the prep for the path system work. Trash is slightly high with the increased trash during the pandemic.

Delinquencies are increasing, likely due to COVID-19.

GM REPORT:

The GM provided an update that path system overlay is complete. Lancaster Landscapes will be coming in and backfilling & seeding along the path over the next few weeks.

The tennis court surfacing is currently underway. This is a multi-step process. Following surfacing, new lines for tennis and pickle ball will be painted.

All projects are weather dependent.

Tot lot replacements at Rec B, Waterbury Downs North and LakeCrest are in the assessment and bidding process.

WSSC will finally be completing the permanent asphalt repairs at Rec following the main meter valve relocation from Summersong Lane to the community center on Father Hurley Blvd. This will affect access and parking at Pool A for several days.

OLD BUSINESS:

NEW BUSINESS:

Swim team has requested that the funds allocated for the coaches be contributed to other swim team needs, such as equipment. GM supports this request. GM and Association staff will work with swim team on this matter.

ACTION: Chet Walker made a motion to apply swim team coach fund to swim team equipment.

John Pesce provided the second.

Motion carried unanimously.

ADJOURNMENT:

Jennifer Jones thanked the residents who stayed through the meeting but also asked that everyone reflect on the discussions of the evening and that some of the commentary in the chat was inappropriate and ask that we all work together.

The meeting adjourned at 8:49pm.