



Waters Landing Association, Inc.

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MINUTES OF THE ZOOM MEETING OF THE BOARD OF DIRECTORS September 16, 2020, 7pm

CALL TO ORDER:

The Zoom meeting was called to order at 7:00pm 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 August 19, 2020 Board of Directors meeting minutes, sent electronically to the Board, were approved by acclimation.

OPEN FLOOR:

Jennifer Jones reviewed zoom protocols and that open floor would be limited to 20 minutes with approximately 2 minutes per speaker. Answers may be deferred to be answered in later reports.

There were questions pertaining to the financial interest of Churchill Senior Living.

It was asked what is involved with being a Board member.

Questions were also asked regarding the August work session and the August item involving swim team funds.

A resident had concerns over trash in their neighborhood, Waterbury Downs South. They were asked to contact the Association office and to submit pictures by email.

CONTRACTOR REPORT:

Vlade Jankovic of RSV Pools, Inc. provided a brief update on pool usage during the September.

One weekend had been open so far in September and usage was light.

Two more weekends will be open in September.

FINANCIAL REPORT:

Bill Hudak reviewed the August financials that were submitted to the Board electronically. Transfers to reserves are in process to reimburse operating accounts for capital expenses, including the path system and tennis courts. Interest rates are down on reserve accounts. Delinquencies have increased due to COVID-19. First Service Residential and Whiteford, Taylor & Preston will review uncollectible assessments.

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 •

GM REPORT:

GM updated that the path system and tennis courts are complete. Backfilling of topsoil & seed along areas of the path system is also complete.

OLD BUSINESS:

Jennifer Jones issued the following statement in response to any benefits or interest in Churchill Senior Living.

Association Management, which includes the Board of Directors and Association staff, work for the best interest of the community and no member of the Board or staff have any interest, financial, personal or otherwise, in Churchill Senior Living, except Mr. Parreco. Mr. Parreco is a unit owner, and therefore allowed to serve on the Board of Directors and Mr. Parreco recuses himself from issues pertaining to Churchill Senior Living.

Jennifer Jones also addressed that the Board has been forwarded multiple emails and reviews them.

Items voted on at the August work session have been null and voided and will be reviewed again tonight. Meetings will not be held in future without prior notice.

Pools

Expenses for the pools were reviewed. Residents may make an appointment to review contracts.

Standard monthly contract for both pools is \$23,692. Waters Landing agreed to a reduced maintenance contract for May & June at \$17,487 per month. Waters Landing therefore did recognize a credit since we already were in the reduced maintenance agreement. The cost for the weekends \$4,300 per weekend, ultimately equaling the total normal contract. Weekdays would have cost the Association additional money.

Previous discussion about a pool committee took place in August. Chet Walker reviewed that a pool committee would provide input, but cannot vote.

ACTION: Chet Walker provided a motion for no pool committee for the 2020 season.

Lee Callicutt provided the second.

John Pesce inquired that swim team does have volunteers that work with the Association staff on scheduling during each season.

Motion carried unanimously to not have a pool committee for 2020.

Tot Lots

Tot lot bidding is in process for Rec B, LakeCrest and Waterbury Downs North. Tot lots are limited by area size and Montgomery County codes. Older ages will be considered, including a playground for 2 to 10 years old, but younger children are not going to be excluded. Playgrounds do not want to encourage loitering.

ACTION: Chet Walker provided a motion for no tot lot committee for the tot lots already in process.

Joe Parreco provided the second.

John Pesce asked if residents had a way of providing input. Residents are welcome to contact the Association office to provide feedback, by phone or by email.

Motion carried unanimously for no tot lot committee for those in process.

Special Meeting to change Board size

A brief review of the annual meeting process was discussed. Every Fall a mailing goes out for the 1st and 2nd call. The mailing for the 1st call includes a call for candidates, the Candidate Qualification Statement, proxy for quorum count, and information on number of positions open. Each year 1 – 2 Board member positions are up for election. The mailing for the 2nd call includes the proxy form, a ballot, the candidate qualification statement for any persons interested in running for the Board. Changes in number of Board positions has been done through the Annual meeting process. Even if a special meeting is held, the change in size would not go into effect until the Annual meeting process.

With larger board size in the past, there were issues with meeting quorum requirements.

ACTION: Chet Walker provided a motion to not hold a special meeting to increase Board size.

Joe Parreco provided the second.

Motion carried.

Jones/Callicutt/Walker/Parreco voted yay.

Pesce voted nay.

Notifications

The Association did not receive notification for any Montgomery County meetings for density changes. Previous notice was sent in 2018, through the electronic NewsAshore regarding the sunset date and changes to Churchill Town Sector zoning. Association staff have confirmed registration for mailings and will provide notice through the NewsAshore when future notice is received.

Additional discussion regarding open floor questions.

Chet Walker provided a brief review of Board member involvement. In normal years, extensive time is not required. During the medical crisis of COVID-19, the Board has averaged several hours per week.

Chet Walker addressed that Churchill Senior Living is not provided any services except the pool, which is in reciprocity for use of Churchill Senior Living parking lot during swim team events.

Chet Walker addressed that Churchill Senior Living is current; but individual accounting information is not provided, as any individual unit owner's information would not be provided.

Jennifer Jones stated that Joe Parreco has assisted the Association in saving money through contract negotiations.

Waters Landing is neither for, nor against, Churchill Senior Living Phase III.

It was briefly discussed that the residents elect the Board members, but the Board votes on contractors and contracts.

Chet Walker asked for the Association staff to verify architectural control over large units with legal.

Jennifer Jones asked that descriptions could be included in the annual meeting mailer this year.

Chet Walker wanted to thank the General Manager and staff for getting the large capital improvement projects of the path system renovation and tennis court renovation completed.

The GM confirmed that the August discussion and vote regarding utilizing swim team coaches' funds for swim team equipment was reflected in the August minutes.

NEW BUSINESS:

ADJOURNMENT:

The meeting adjourned at 8:15pm.