

**MINUTES OF September 22, 2021, 7 p.m.
Virtually by Zoom**

CALL TO ORDER:

The meeting was called to order at 7 p.m. by John Pesce, Board President.

NOTATION OF ATTENDANCE:

The Board provided introductions and announced officers.

John Pesce, President

Nic D'Ascoli, Vice-President

Andrew Saundry, Secretary

Mark Smith, Treasurer

Erik Herron, At-Large

Others:

Kristin Czarick, CMCA, AMS, WLA GM

Shelia Jenkins-Diaz, Executive Assistant to the GM

Dean Spear, Covenants Assistant

Bill Hudak, First Service Residential

APPROVAL OF MINUTES:

ACTION:

Mark Smith offered a motion to approve the August 18, 2021 minutes by acclamation.

Andrew Saundry provided the second.

Motion carried unanimously. (D'Ascoli/Saundry/Smith/Herron)

CONTRACTOR REPORT:

Vlade Jankovic of RSV Pools, Inc. was present to review year end on pools. Season is officially over, and following some of the concerns throughout the season, RSV has plans for improvement for the 2022 season.

Nic D'Ascoli, Vlade & the GM toured Pool A, with Nic and Vlade also touring Pool B, and reviewed items requiring maintenance including items noted in the year-end final inspection report from Montgomery County. Items that will need to be addressed prior to the 2022 season include whitecoats, racing tiles, coping & waterline tile for pool work; as well as bathhouse renovations including countertops, lighting, paint and plumbing fixtures. All items will be bid out.

Erik Herron wanted to express his appreciation for the work that Vlade and RSV put into the Water Landing pools based on his experience as a frequent patron of the pools.

COMMITTEE REPORT:

John Pesce, as Chair of the Architectural & Environmental Review Committee (AERC) provided an update of the September AERC meeting. There were 13 applications submitted, with 12 approved and 1 tabled for additional information to have the required plat map submitted.

John Pesce also provided an updated that the first AERC guideline review, which was announced at the August Board of Directors meeting, was conducted in September. The Committee completed a review of approximately 50% of the guidelines, with most proposed

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amendments or changes being minor. The largest proposed change is a fencing height change in the single-family homes. Open floor was provided at the beginning of the meeting, with the most commentary regarding fencing height in the single-family neighborhoods.

The second part of the AERC guideline review will be Tuesday, October 5 at 7 p.m. Additional announcement will be made on the Association website and via the News Ashore. There will not be an open floor at the 2nd review, as there was an open floor provided at the 1st review. Comments and concerns expressed will be considered by the AERC.

FINANCIAL REPORT:

Bill Hudak reviewed the July 2021 financials, including the narrative, summarizing the income and expenses and reviewing the columns in the financial reports. Maintenance items are under budget, wages & employee related items are under budget, with printing & duplicating over budget. Overall, there is a cash surplus for July.

Nic D'Ascoli asked about the interest income from the new RBC investments. Bill Hudak clarified that the Association is earning interest, but it will not be received until maturity or the investment is sold. The interest for other investments is recorded, with interest rates exceptionally low. Nic also asked about legal fees in 2 separate categories. Bill reviewed that legal fees are listed under income as they are reimbursement for legal fees paid by the Association as well as listed as expense for operation, collections, litigation and retainer.

Nic asked about refuse being high. GM confirmed that there has been a significant increase in excessive dumping and trash items throughout the pandemic.

GM REPORT:

GM reviewed the request for information from residents as an upcoming project. In order to expand the contact database, the request will ask for contact information including emails for the News Ashore. The request will also be looking for the color information for specific neighborhoods, and background and anecdotal stories about neighborhoods. The request will also be looking for institution holders for 1st mortgages in relation to possible future amendment of documents.

BOARD REPORT:

ACTION:

Andrew Saundry offered a motion to combine the October & November Board of Directors meetings, to be held on Wednesday, November 10, 2021 at 7 p.m.

Erik Herron provided the second.

Erik Herron addressed that this allows GM and office to prepare the 2022 budget, CSL documentation and prepare for the annual meeting.

Motion carried unanimously. (D'Ascoli/Saundry/Smith/Herron)

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OLD BUSINESS:

Churchill Senior Living

The Association has been ordered to try mediation with the date to be determined.

Pool Maintenance Items

GM reviewed pool maintenance items, such as whitecoats, tile work, coping work, etc. are typically performed by a pool contractor since they have expertise related to the actual pool infrastructure, where as bath house renovations can be performed by a general contractor. Pool maintenance for whitecoats, tile work and coping work will be bid out.

NEW BUSINESS:

OPEN FLOOR:

Open floor opened at 7:45 p.m.

- I. Kim Schwalm asked about the pool management contract and the annual meeting.
- II. Anita Weinstein asked if additional categories for legal should be incorporated for breakdown further, in reference to CSL.
- III. Erik Herron wants to be transparent in regard to CSL, but maintain confidential on strategy for litigation.
- IV. Laura Magnuson had questions about meeting announcements and community input for AERC; as well as CSL items posted to the Association website. Erik Herron addressed that discovery is confidential until on the docket and that information will be provided when the Association is able to share.
- V. Mark Sagarin asked about the reserve study expense. GM confirmed with the recent Montgomery County law regarding the frequency of reserve studies, that the cost of the reserve study will be a reserve expense. Mark also asked about cash flow, delinquencies and tree expenses. GM confirmed that the by the end of the year, the majority of the tree budget has been utilized with the large number of trees in Waters Landing.
- VI. Christi Schwarten asked about timeline for expenses. GM confirmed for big projects, that is found in the Reserve Study. Christi also asked about the AERC. John Pesce confirmed that a memo drafted by legal representation addressed AERC authority regarding guideline amendments. The AERC will review the guidelines for amendment with proposed changes going to WTP for review prior to going to the Board for ratification. A draft version will go on the website, and currently the only substantial change is allowing up to 6' fencing in the single-family neighborhoods with a poll taken 5 years ago where the majority wanted to allow the change.
- VII. Laura Magnuson asked further information about the request for mortgage holder information. Nic D'Ascoli asked if the mailing could be amended to not include that request.

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- VIII. Kim Schwalm also asked about notice for Board meetings. Mark Smith addressed it was in the monthly newsletter with posting on the Association website. The next meeting is Wednesday, November 10, 2021 at 7 p.m.

Open floor closed at 8:17 p.m.

ADJOURNMENT:

ACTION:

Andrew Saundry offered a motion to adjourn the meeting at 8:17 p.m.
Mark Smith provided the second.

Motion carried unanimously. (D'Ascoli/Saundry/Smith/Herron)