

WATERS LANDING
Management Report Board Package

Hybrid
January 15 2026 – 6:00 PM





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Management Report Board Package

January 15, 2026 6:00 PM

Virtual Meeting Link

Hybrid

20000 Father Hurley Boulevard
Germantown, MD 20874

OPEN SESSION AGENDA

I. CALL TO ORDER/VERIFICATION OF QUORUM

The community's governing documents requires 51% of Board Member attendance to meet quorum requirements.

II. CHANGES TO THE AGENDA - 6:00 PM

III. REVIEW AND APPROVAL OF MEETING MINUTES - 6:05 PM

IV. OFFICER/COMMITTEE REPORTS- 6:15 PM

- A. EV CHARGING COMMITTEE
- B. AERC COMMITTEE
- C. GUIDELINES REVIEW COMMITTEE
- D. COMMUNITY ENGAGEMENT

V. MANAGEMENT REPORT- 6:30 PM

- A. FINANCIAL STATEMENT REVIEW
- B. OPERATIONS UPDATES
- C. COMMON AREA REPORT

VI. NEW BUSINESS- 6:45 PM

- A. ADOPT 2025 DRAFT RESERVE STUDY
- B. ANNUAL MEETING MOTIONS
- C. CEC CHARTER RESOLUTION
- D. CALL FOR COMMITTEE VOLUNTEERS
- E. GROUP EMAIL FOR COMMITTEES

VII. OLD/UNFINISHED BUSINESS- 7:15 PM

- A. WATERS LANDING DRIVE UPDATE AND PLANNED ACTIONS

B. NEIGHBORHOOD WATCH FINALIZATION

VIII. CONFIRM ACTION ITEMS FROM THIS MEETING- 7:30 PM

IX. OPEN FORUM- 7:40 PM

The Open Forum is provided as an opportunity for members to provide comments on Association matters. Please be considerate of your fellow members and limit your commentary to Association matters only. The President will recognize owners and residents who wish to speak for three minutes each.

X. CONFIRM NEXT BOARD MEETING DATE- 7:55 PM

XI. EXECUTIVE SESSION (AS NEEDED)

XII. ADJOURNMENT