

2023 WLA Annual Meeting
DRAFT MINUTES
12/20/2023

Meeting called to order at 7:00pm by Moderator

Meeting opened with a request from the Moderator to put into the chat “one thing you value about Waters Landing”.

Budget – 2024 Budget is in process. The homeowners will have 30 days to review prior to being voted on by the Board of Directors. 2023 assessment rates will carry over to 2024.

Directions on what not to bring up during the annual meeting:

1. General questions about Waters Landing
2. Trees that need attention, pavement issues, etc.
3. Items for Board action.

For these items, contact the office via phone or email.

Direction from Moderator for process of meeting during open forum:

1. Items to be discussed are items participants would like Board to take up in 2024
2. Raise hand if members want to speak
3. Participants have 3 minutes to speak with questions or comments

Open Forum – conversation & chat

1. Any potential measures that could help make it easier to resolve disputes related to soundproofing. Something along the lines of requirements to have a soundproofing expert to examine the situation and provide recommendations.
2. a. Requesting a detailed document service inventory of all the services the Association provides and which communities those serve. Believes this is key to improving a business-like atmosphere as the Association moves forward.
b. The degree to which members personally identifiable information, privacy information is protected. Are there plans in place for this? Concerns about getting hacked and members’ personal information is released. This is a way to avoid potential lawsuits.
3. Request for by-laws to be updated as well as architectural guidelines that bring changes to include those passed by the state and/or county.
4. Updates from the county aren’t reflected in our current guidelines, that should be. Main concern is it is done properly. Thought there had been a survey, but not sure what those results were, or if they were publicly released. Feels that the Association could benefit from the professional HOA Management Company brought on. Feels there is no reason to reinvent the wheel and they could give guidance and expertise to do the updates the right way.
5. Request that the minutes for this meeting be made available to all members so they can provide comments throughout the year and remember what was discussed in the meeting, instead of waiting until a year later to review and approve.
6. Would like to see more increased activity participation in meetings. Perhaps do neighborhood walks with committees or captains in neighborhoods. Choose a Saturday a month to walk around, collect information like email addresses and what languages they speak in their

households to meet the needs of membership better. Association could reach out to the county to possibly help so we can share the information.

7. Requests the future Board focus on the needs of the different neighborhoods. There are many different neighborhoods with very different needs. Each month have a special focus on that neighborhood. Try to remember that the entire Waters Landing is a large community.
8. Reminder advertising "First Day Hike" – meet at the circle in front of the Community Center at 10:00am on January 1st to start off 2024 with a walk. This is not a Waters Landing organized event, but an opportunity to get neighbors together.
9. a. Whatever legalities need to be discussed or looked into any board or any official meetings, would like to see the possibility of having recorded and recordings made available. That will help all residents for transparency out of the Board.
b. Trash on Crystal Rock – contact the County on their website or call 311 if you see trash that needs to be picked up. This is also the number to call for streetlights that are out.
10. a. One of the first points of order for the new Board should be to get EV indemnification and sidewalk issue solved, which has dragged on for months. Cords are being dragged across sidewalks.
b. Hybrid meetings – would like to see them in person and via Zoom.
c. AERC committee is currently made up of 3 members, who are all in single family homes. Would like to see it be equitable per guidelines and/or by-laws. Townhomes make up 60% of community and should be more represented.
11. Wants to see the AERC reflect the different types of neighborhoods as we actively try to get participation at least minimally so we get necessary input to make rational decisions for each of the various neighborhoods.
12. Off topic – thanks to Susanne for the wonderful volunteering and managing this meeting and debate.
13. A plan to have one official communication. News Ashore is the official communication but have different methodologies that we are using. It would be advantageous to establish a formal, communication to all community members. This will help reduce some of the chatter that is happening in other media forums.
14. Notifications to the Community – seen other associations have signs that are put up when there is an important notification like a Board meeting, at the entrances to the community.
15. In Chat – member can't find the privacy policy on the Waters Landing website or how to adjust cookies. Also, status of Churchill Senior Living, what is the status of the 10 story building, and will it be addressed this year.
16. Neighborhood Area Councils are supposed to be the life blood of the Community. They are supposed to bring budget ideas forward. Encouraging people to organize in their neighborhoods so can have 26 councils advising the Board. Encourage people to stay involved.
17. In chat – Need more information regarding an HOA Management company, what they can do and what the costs look like. Believes a professional look would help the community.
18. In chat – How much money has been spent in legal fees.
19. In chat - AERC approvals should not be limited to individual neighborhoods. Decisions could impact everyone. Some issues affect the entire neighborhood, but things like EV chargers primarily affect TH communities and they should have more say in how that is resolved.
20. In chat – Request for hybrid meetings with Board in person

Motions

1. Mr. Joseph Thume called for a motion to remove Mr. Nicholas D'Ascoli (Vice President) from the Board for reasons unrelated to his service to the community. Mr. Christensen seconded the motion. There was a discussion of various cross-complaints and a rebuttal from Mr. D'Ascoli.
 - a. The meeting was recessed until such time as the vote could occur. A ballot was issued in accordance with association rules. In the end, the motion to remove Mr. D'Ascoli did not receive sufficient votes and ultimately failed.
2. Mr. D'Ascoli called for a motion to distribute the minutes of this meeting as soon as they are available. Request that they be placed on a visible webpage and ask that attendees provide any comments within 30 days then those comments and draft minutes be brought forth at the meeting next year. Mr. Green seconded the motion. A discussion took place of procedure of Annual Meeting minutes vs. Board meeting minute review and whether it is allowed to post draft minutes prior to the next Annual Meeting, which occurs a year later. Ben Andres, the attorney from Whiteford Taylor, joined the call and advised there would not be a problem posting the minutes as long as they were clearly marked as "Draft" and understood they are drafts and may be corrected. Any comments made should be from attendees of this meeting, not the general membership. Motion carried with no objections.

Meeting closed with a request from the Moderator to put into the chat "one thing I will do in community this week".

The meeting was adjourned at 8:32pm.