

WATERS LANDING

Waters Landing Association - Board of Directors Meeting Package

Hybrid

July 16 2026 – 6:00 PM





WATERS LANDING

Waters Landing Association - Board of Directors Meeting Package

July 16, 2026 6:00 PM
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 - 6:15 PM

IV. OPEN FORUM- 6:20 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.

V. OFFICER/COMMITTEE REPORTS- 6:30 PM

- A. EV CHARGING COMMITTEE**
- B. AERC COMMITTEE**
- C. COMMUNITY ENGAGEMENT**
- D. POOL_COMMITTEE**

VI. MANAGEMENT REPORT- 6:45 PM

- A. FINANCIAL STATEMENT REVIEW**
- B. OPERATIONS UPDATES**
- C. OPERATIONS CALENDAR & CONTRACT SCHEDULE**
- D. COMMON AREA REPORT**

VII. NEW BUSINESS- 7:00 PM

- A. TH NEIGHBORHOOD SIDEWALK REPAIRS**
- B. SWIM TEAM REIMBURSEMENT REQUEST**
- C. POM CONTRACT ADDENDUM**

D. LANCASTER CONTRACT ADDENDUM

E. INSURANCE RENEWAL

F. NEW OWNER ORIENTATION

G. POOL A LIFEGUARD CHAIR REPLACEMENT

VIII. OLD/UNFINISHED BUSINESS- 8:00 PM

A. RESERVE STUDY REVISIONS

B. US HOMES RETAINING WALL

IX. CONFIRM ACTION ITEMS FROM THIS MEETING- 8:20 PM

X. CONFIRM NEXT BOARD MEETING DATE- 8:30 PM

XI. EXECUTIVE SESSION (AS NEEDED)

A. HARBOUR PLACE RAMP

B. POLICY EXCEPTION- COMMERCIAL VEHICLE

XII. ADJOURNMENT