

Water's Edge Townhouse Association
3561 Waterway Drive
Montclair, VA 22026
<http://www.pwcweb.com/weta/>

Monday, May 19, 2003

| <u>Board</u> | <u>Attendance</u> |
|------------------------------|-------------------|
| President, Angelique Culp | Present |
| Jim Motley, Vice President | Present |
| Judy Uhrmacher, Treasurer | Absent |
| Austin Carroll, Secretary | Present |
| Tom Kuhl, Member at Large | Present |
| Jeff Brewer, Member at Large | Absent |
| Vacant position | Member at Large |
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The Board meeting commenced at 7:40 pm.

Meeting Minutes from Nov 19, 2002 were reviewed and approved. WETA annual meeting was approved for 18 Jun 03 and meeting dates for the remainder of the calendar year was scheduled. Our schedule for WETA meetings at the MPOA meeting room are the third Wed of the month at 07:30 pm. starting 18 Jun, 16 Jul, 20 Aug, 17 Sep, 15 Oct, 19 Nov, 17 Dec.

Treasurer's Report: Judy was not in attendance, and no financial report was provided.

Erosion concerns: xx discussed erosion problems occurring behind house, adjacent houses along side of Streamside Court and along Inlet Place on the other side of this ravine. xx identified it as a WETA community problem and that WETA should look into solutions to this problem, by maybe having a Contractor build retaining walls to restore the walk paths that were once there. As the only professional engineer on the board, I fully disagreed with her assessment. I explained that this is an individual homeowners problem and that each homeowner has the responsibility to maintain their property. I indicated that this problem has been evaluated several times and the erosion is a direct result of homeowners failing to extend their roof drains out to beyond their property lines into the ravines. I also indicated that we should consider assessing each homeowner who has been neglect in this regard, causing silt runoff into the lake and eroding the common ground directly behind their properties. I further indicated that this may not be feasible and should not be persuaded. After the meeting I passed to xx contact information for contractor's whom xx could contact for their own personnel use, and reinforced that this is not a WETA issue. Soliciting estimates from Contractors to survey and obtain estimates to correct erosion concerns beyond the limits of your home and immediate impacted area was not authorized. As a homeowner, efforts to contact Contractors to resolve individual site-specific problem was recommended.

Tree Removal PIR and Trimming behind individual Properties: WETA received a letter requesting WETA provide a PIR for the tree removal that took place in front of 15362 Inlet Place. Discussion resulted in Tom indicating he would drive by the site and see if he could find out who cut the tree down. Tom raised the concern that there are trees that look like they will fall into homeowner houses and there are many trees that canopy over the back yards of many homes

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along his side of Streamside Court. Contractor information was passed onto him for him to obtain estimates and report back to the board with his findings and estimates.

Trash Removal within Common Areas: I discussed the current condition of the excessive trash within the common grounds the board approved contacting Grass-Master's to obtain a cost to remove all trash, household debris, etc. throughout the entire WETA common ground area as a one time cleaning effort.

Towing Concerns: Jim indicated he was in contact with the Towing Contractor and wanted to get them to monitor and manage the visitor parking abuse that has been occurring. He indicated the Contractor should be given the responsibility to document the use of visitor spaces and report back to the board and recommend towing residents vehicles who violate our parking rules and regulations. After discussion the board decided to table this discussion for another meeting.

Road Maintenance: The board approved having the white painted visitor templates through out the community repainted. Tom requested we add the word "ONLY" after "VISITOR" so the repainted signage read, VISITOR ONLY". I indicated that I would get Contractor's proposals on the repainting for 70 visitor templates, stop bars at speed humps and stop bars as well as repairs to the asphalt and crack sealing.

At 8:45 pm, this meeting was adjourned.

Austin Carroll
WETA Secretary