

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

Thursday, November 19, 2003

<u>Board</u>	<u>Attendance</u>
Peggy Hudson, President	Present
Jim Motley, Vice President	Present
Judy Uhrmacher, Treasurer	Present
Austin Carroll, Secretary	Present
Tom Kuhl, Member at Large	Present
Jeff Brewer, Member at Large	Present
Alice Chitwood, Member at Large	Present
Phyllis Rupprecht, Member at Large	Removed
Residents Present:	none

The Board meeting commenced at 7:35 pm. Meeting minutes from October were reviewed and approved.

Treasurer's Report: Judy reviewed the financial report for October then the annual dues were discussed. The board voted on continuing the dues rate of \$250.00 for next year. A newsletter was discussed and Peggy indicated she will prepare one, send it out for review, then send to the accountant so it gets into the annual dues notification.

Road Maintenance: Pavements repairs were completed 17/18 Nov 03. Full depth repairs to 667 SY were provided. Tibbs Paving Inc. provided excellent service and a quality job.

Concrete sidewalk and curb inlet repairs: Concrete repairs were reviewed and approved. Subsequent to this meeting Delphy Contractor Inc. were contracted with and the concrete repairs were completed 19-23 Dec 03. All repairs were accomplished with minimal impact to the community. This contractor is a repeat contractor who did excellent work.

Tree stump removal and tree trimming: American Arbor was contracted to trim trees around the street lights, trim several common area trees, remove stumps and several dead trees in the community.

Common Grounds Maintenance: GrassMasters was awarded our maintenance contract for 2004. They have been successful in accomplishing our grounds maintenance for several years now.

Reserve Study: Ben Ginnetti is working on the study. Austin indicated he would meet and discuss the repairs to date since the last update and future maintenance plans.

Next meeting scheduled for 19 Dec 03 is cancelled. At 9:15 pm, this meeting was adjourned.

Austin Carroll  
WETA Secretary