

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

Thursday, October 21, 2004

<u>Board</u>	<u>Attendance</u>
Peggy Hudson, President	Absent
Jim Motley, Vice President	Absent
Judy Uhrmacher, Treasurer	Present
Austin Carroll, Secretary	Present
Jeff Brewer, Member at Large	Present
Alice Chitwood, Member at Large	Present
Birthe Sorensen, Member at Large	Present

The Board meeting commenced at 7:40 pm. Meeting minutes from August and September were reviewed and approval.

Treasurer's Report: Judy provided a September financial report that included a budget review of expenses to date for 2004 and projections for our 2005 budget. She and our accountant recommended an increase of \$20.00 per Townhome unit to meet required sinking fund projections based on our 2004 Reserve Study and those general grounds maintenance costs that were passed onto the board review previously. The board approved a \$270.00 assessment per Townhome unit for 2005.

Road Maintenance: Asphalt Restoration is under contract to crack seal, and repaint asphalt line work and stenciling throughout the community.

Common Grounds Maintenance: GrassMasters proposals for common grounds next year were reviewed. The basic grounds maintenance proposal was approved and additional project items to include: patching of several bare spots; installation of mulch at both playgrounds; replacement of a stop sign; repair of the community sign at main flowerbed; and removal of paint from the sidewalk, were also approved for accomplishment this fall. Projects to remove segmented concrete walk & swale, and removal of a pear tree were cancelled. Deferred until early next Spring for reconsideration were: adding 6-tons of stone dust to waters edge path; widening of the nature path to 3 feet in a difficult segment; and construction of a drainage ditch along the access drive to the Streamside boat racks.

The board approved cancellation of December's meeting. Birthe indicated she might be unavailable for next month's meeting. Next meeting scheduled for 18 Nov 04. At 8:30 pm, this meeting was adjourned.

Austin Carroll
WETA Secretary