

Water's Edge Townhouse Association

3561 Waterway Drive
Montclair, VA 22025
<http://www.pwcweb.com/weta/>
Thursday, April 20, 2006

Board

Peggy Hudson, President
Vice President
Judy Uhrmacher, Treasurer
Jeff Brewer, Secretary
Member at Large
Member at Large
Member at Large

Attendance

Present
Vacant
Present
Present
Vacant
Vacant
Vacant

The Board meeting came to order at 7:30 pm. Minutes from the March meeting were not available.

WETA accountant Michael Klein and one homeowner were present at the meeting.

Mr. Klein reviewed the March financial statement with the board and then answered questions. Mr. Klein noted that WETA is in very good shape financially and that there were no significant problems to be addressed. We discussed current procedures for balancing the checking and made minor adjustments to improve the process.

Towing letters have been sent to 21 residents for non-payment of dues.

The accountant will send an e-copy of the WETA customer list to update our records. A hard-copy of the list was provided at the meeting.

The annual letter and ballot was not available at the meeting to give to the accountant. Jeff will prepare these over the weekend, coordinate with board members early next week to finalize these documents then deliver them to the accountant on Wednesday.

A homeowner asked if there were any approval requirements for removing an interior wall. The board knew of no WETA or MPOA requirements for such interior work; however, strongly advised the resident to coordinate with the county to obtain the necessary permits, and with qualified contractors or architects prior to beginning any such work as there were likely certain structural interdependencies between adjacent townhomes that may be affected by such work.

The homeowner asked what could be done about litter and leaves in common areas. The board advised that our grounds-maintenance contractor, Grassmasters had just resumed seasonal work in Water's Edge and would be picking up litter during their regular visits through fall. WETA does not pay to have leaves removed from common areas in the late fall or winter and emphasized that homeowners share the responsibility for cleaning leaves and litter from areas around their homes.

Peggy presented an estimate on several road and sidewalk repairs.

The board voted to approve repairs to a section of the circle at the bottom of Inlet place where water is not draining properly. The repairs will consist of removing a section of concrete curb and gutter, re-grading the area, applying new asphalt and restoring the curb and gutter.

The board agreed to make major repairs to concrete sidewalks, curbs and gutters throughout Water's Edge to remove tripping hazards. Judy will meet with the contractor and go on a walkthrough of the proposed areas of repair then obtain a final estimate from the contractor. The contractor has offered to

make repairs to any homeowner's walkways or porches at the time the other work is done at reduced rates. We will extend this offer to homeowners through the annual meeting letter.

Peggy's estimates included costs for repaving the entire community. The board started discussing this then decided to take up the matter again next month when more time could be devoted to the topic.

Judy presented an estimate to build the footbridge along the lake front between Inlet and Streamside. The board requested Judy go back to the contractor with one minor change and authorized her to accept the bid if the cost did not change significantly.

The meeting was adjourned at approximately 9:30 p.m.

Jeff Brewer
WETA Secretary