

## Water's Edge Townhouse Association

3561 Waterway Drive  
Montclair, VA 22025  
www.wetaatmontclair.com  
Thursday, May 18, 2006

<u>Board</u>	<u>Attendance</u>
Peggy Hudson, President	Present
Vice President	Vacant
Judy Uhrmacher, Treasurer	Present
Jeff Brewer, Secretary	Present
Patti Young	Present
Member at Large	Vacant
Member at Large	Vacant

The Board meeting came to order at 7:30 pm. Minutes from the April meeting were approved.

An e-copy of the customer list was received from the accountant and distributed to WETA board members earlier this month.

The board agreed to a minor modification in the design of the footbridge. Judy will meet with the contractor this weekend to survey the site and make final preparations for construction. The footbridge is being patterned after the other footbridge along the waterfront.

Peggy reported that residents have piled up leaves, branches and other yard waste on common grounds grass in two different locations in the community. Grassmasters will be contracted to remove the debris and reseed the damaged lawn.

The board agreed to have Grassmasters replace the mulch in both playgrounds. Grassmasters will use "white mulch" which is suitable for playground use.

A board member noted that Grassmasters has not been applying weed remover to areas where grass is growing up through the sidewalks, curbs and asphalt. Judy will contact Grassmasters about this.

A board member noted that there is a dead tree at the bottom of Streamside. The tree is small and a board member agreed to remove it.

A board member noted that a street sign near the mailbox near the last speed hump on Inlet is slightly overhanging the sidewalk area in front of the mailbox. Other board members will inspect the sign and assess its potential as a safety hazard.

A board member noted that several mailbox pedestals were in need of repainting. The mailboxes are maintained by the Post Office. A board member will contact the Post Office and ask them to repaint.

A board member submitted a quote for repainting a railing along a tiered sidewalk on Inlet and repainting the WETA sign. The board agreed to proceed with the work.

The concrete work is nearly finished. The board discussed the contractor's performance and residents' reactions to the parking restrictions and the work in general. Several suggestions to minimize the impact of future work like this on the residents:

- Place large signs at the top of each street to notify residents of the upcoming work.
- Break up the work so that only one street is impacted at a time.
- If possible, provide residents more notice.

There was only very minor vandalism (writing/marketing the wet concrete) to the newly-poured concrete. In one case the contractor was able to remove the markings; in another case a board member was able to mostly remove the damage.

Placement of the new signs at the entrances to the boat ramps, and installation of the new padlocks is still pending.

There are only seven homeowners who have not yet responded to payment notices. Towing notices will be placed on their vehicles directly after the meeting.

Patti Young was voted onto the board as a member at large. Patti has agreed to survey the community to identify tree pruning that needs to be done around the streetlights, mailboxes and other common areas.

WETA's web host, InterPublishing Group notified the board of a change in their policy affecting no-fee web hosting to non-profit organizations. They will no longer be offering free web hosting to WETA but offered to continue hosting our web site if we signed a service agreement and started paying for service. The board decided to move the website to less-expensive host and agreed to purchase the domain name "wetaatmontclair.com". Jeff will take care of moving the website and notifying InterPublishing Group about terminating our current hosting agreement.

The annual meeting ballots were counted at the meeting.

- Peggy Hudson received 32 votes and will continue to serve as President
- Judy Uhrmacher received 32 votes and will continue to serve as Treasurer
- Jeff Brewer received 33 votes and will continue to serve as Secretary
- Patti Young received 1 vote and will serve as a member at large
- Three other residents received 1 vote each and will be contacted about serving on the board

The meeting was adjourned at approximately 8:30 p.m.

Jeff Brewer  
WETA Secretary