

Call to Order: Bob Meltzer, President @7:00PM.

In Attendance: Marilyn Weitz, Stan Earnhart, Blaine Beadle, Jonathan Rutstein, Bryan Lawrimore, Bob Meltzer.

Absent: Adam Hall, Cindy Fry.

Quorum: Yes.

Minutes: Approved minutes October 9, 2025 and October 30, 2025. January 20, 2026 minutes approval tabled pending review of Board Members.

President- Report [attached](#), no motions.

VP- Report attached, no motions.

Secretary- Report [attached](#), no motions.

Treasurer- Financial report [attached](#).

Committee Reports----

Grounds/Landscape- Report attached.

5 Year Planning- Report [attached](#).

Drainage- Report attached.

Motion by Bryan to add Stacy Mabry and John Custance to committee. Seconded by Jon. No discussion. Passed.

Roads- Report [attached](#).

Motion by Bryan to approve \$126,523.30 payment to Coastal Asphalt for those roads that were satisfactorily paved. Seconded by Marilyn. No discussion. Passed.

Motion by Stan to approve \$4,312.00 and \$2,597.01 for the repair of Francis Parker Road at the intersection with the cart path between the seventh and eighth holes of the Wedgefield Country Club Golf Course and temporary speed bumps, respectively. Second by Bryan. No discussion. Passed.

Request by Bryan to add Village Road and Pool Place to the future Wraggs Ferry Road paving projects. Ralph to request new quotes.

Welcome- No report.

Water Amenities- Report attached.

No action taken on bids pending additional quotes.

Community Liaison- Report [attached](#).

Communications- Report [attached](#).

Wragg Publication clarified by Board as being a Semi-Annual publication.

Motion by Bryan to change Communications Committee name to Events and Planning. Seconded by Blaine. Discussion from Bryan regarding Website duties under the name of Events and Planning. Passed. Additional direction for the Chair to send the changes to Compliance Committee for policy changes.

Motion by Bryan to approve \$1,500 for Easter event. Seconded by Jon. No discussion. Passed.

Condo Liason- Report attached.

Jon requested a public, joint meeting with the WVA Officers to discuss outstanding issues.

Finance- Report attached.

Motion by Stan to move Spectrum CD to Edward Jones account for one year at a rate of 3.80%. Seconded by Marilyn, no discussion, passed.

Motion by Stan to set up a Spectrum Reserve Fund for all earned yearly interest. Second by Marilyn, no discussion, passed.

ARC- No written report. There is a pending issue with Lots 80 and 81.

Compliance- Report attached.

Motion by Bryan to name Eileen Kramer, Nancy Johnston, Marilyn Weitz, and Donna Reifenaure as replacement members of the Compliance Committee. Second by Jon. No discussion. Passed.

Legal- report [attached](#).

Motion by Bryan to add Sherri Custance and Robin Graham to Legal Committee. Seconded by Jon. Secondary Motion by Stan to amend the motion to insert Marilyn Weitz as a member of the committee. Second by Marilyn. Discussion from Bob that Committee chairs should have freedom to name their own members. Discussion from Marilyn that committee needs to more non-Canal lot owner representation. Response by Liz Wainwright, Chairman stating she believes committee is better off with a fresh start, regardless of where the members live. Discussion by Stan to pursue a challenge to Covenant 26. Secondary Motion failed. Primary motion passed.

Old Business:

PP&E, Landscaping Policy, Social Media Policy declared expired due to not having passed in the same year as its initial proposal.

The PP&E and Landscaping Policies will be reviewed by the Compliance Committee for later submission to the Board. The Social Media Policy that was submitted to the Board in 2025 by the Document Review Committee will not be renewed. The Code of Conduct

policy that was submitted to and passed by the Board in 2025 without 2025 Compliance Committee review will be reviewed by the 2026 Compliance Committee.

Second Reading of Policy Amendment to replace WPA Policy Manual Section II paragraph 1.03. (see [attached](#)). Motion to approve by Bryan. Second by Jon. No discussion. Passed.

New Business:

Request meeting dates from WVA.

After community concerns regarding a possible development down Kestrel Drive off of Wedgefield Road, the Board will remain in contact with the County's Planning and Code Enforcement and Stormwater departments regarding any new construction activities.

Office will be open from 9a-12p February 28, 2026 to accept annual assessment payments.

Online Payments have a new ACH method of payment automatically added to its capabilities. However, ACH payments have a lower service charge applied than credit card payments, therefore members who made ACH payments are potentially overcharged. We will research those payments and will refund overpayments as necessary.

Next Regular WPA meeting: March 17, 2026, 7pm.

Meeting adjourned at 8:32PM.

Q&A follows.