



COMMONWEALTH of VIRGINIA

B. Cameron Webb, MD, JD
State Health Commissioner

DEPARTMENT OF HEALTH

OFFICE OF DRINKING WATER Richmond Field Office

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August 26, 2026

Reef Capital Management
Attn: Kristy McGehee- Asset Manager
2600 N Ashton Blvd #200
Lehi, Utah 84043

RE: Louisa County – The Boardwalk on Lake Anna (PWSID No.2109085)- Sanitary Survey Report

Dear Ms. McGehee:

Enclosed is the Sanitary Survey Report for the Sanitary Survey conducted on June 18, 2026 by the Richmond Field Office. Please pay particular attention to the Summary of Site Visit Observations.

Should you have any questions or desire to discuss our findings, please contact me at Lydia.belser@vdh.virginia.gov or (804) 910-6111.

Please review the attached summary of required sampling and visit our web site at <http://www.vdh.virginia.gov/ODW/> to find helpful information on water sampling and testing, operator licensing and training, consumer education, project funding and many other topics, as well as, links to other key websites and Virginia's *Waterworks Regulations*.

Sincerely,

A handwritten signature in black ink that reads "Lydia Belser".

Lydia Belser
Environmental Specialist Sr.- PWS

Attachments: Completed Sanitary Survey Report

cc:

Lydia Moyer, Compliance Officer, Inboden Environmental Services, Inc., lmoyer@Inbodenenv.com
Blue Ridge Health District, Environmental Manager, john.mcclelland@vdh.virginia.gov
Christian Goodwin, Louisa County Administrator, cgoodwin@louisa.org

**Virginia Department of Health
Office of Drinking Water, Richmond Field Office
Sanitary Survey Report**

Inspection Dates:	June 18, 2026	
System Name:	The Boardwalk on Lake Anna	
PWSID:	2109085	
System Address:	200 Boardwalk Way, Mineral, VA 23117	
Site Point of Contact:	Daniel Boyd, Inboden Environmental	
	Email: dboyd@inbodenenv.com	
ODW-RFO Inspectors:		
	Lydia Belser	Environmental Specialist Sr.- PWS
	Sadie Call	Environmental Specialist Sr.- PWS
	Meredith Lynn	Environmental Specialist Sr.- PWS
	Lyndsey McCauley	Environmental Technical Specialist
Report Prepared By:	Lydia Belser Signature:  Date: 8/25/26	
Report Reviewed By:	Lyndsey McCauley Signature:  Date: 8/26/26	

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Introduction

On June 18, 2026, the Virginia Department of Health, Office of Drinking Water, Richmond Field Office (“ODW-RFO”) conducted an announced Sanitary Survey of the Boardwalk at Lake Anna Public Water System (PWSID 2109085) to evaluate the System’s compliance with Virginia Waterworks Regulations.

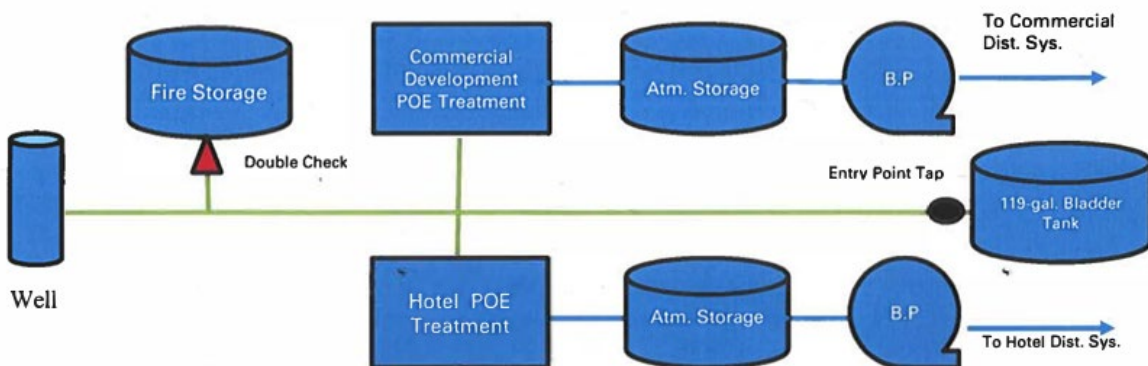
Prior to the on-site portion of the Sanitary Survey, ODW-RFO reviewed documentation and data information. Information and documentation reviewed included current information of customer population, water quality sampling programs, distribution system operations and maintenance practices, and main break response procedures.

The inspection was led by Lydia Belser, Environmental Specialist, Sr. Representatives from the System included Daniel Boyd, Inboden Environmental.

The agenda for the Sanitary Survey consisted of inspections of the sources, treatment, and storage and booster pumping facilities.

The Sanitary Survey concluded with a summary of major observations.

System Description



The Boardwalk on Lake Anna waterworks consists of a single drilled well with two main branches off the raw water line. One branch serves a commercial complex that includes a restaurant, offices, and retail stores and is provided with point-of-entry cartridge filtration, UV disinfection, atmospheric storage tanks, and booster pumps. The second branch serves a 32-room hotel and is provided with point-of-entry cartridge filtration, UV disinfection, atmospheric storage tanks, and booster pumps. The well also provides water through a double check valve to a fire suppression system that includes a fire sprinkler storage tank. One hydropneumatic storage tank located in the basement of the commercial complex maintains pressure in the raw water main and the pressure switch associated with this tank controls well pump operation.

Summary of Sanitary Survey Site Visit Observations from this Inspection

Significant Deficiencies:

There were no significant deficiencies noted during the inspection.

Minor Deficiencies:

Minor Deficiency Number	Facility Inspected	Deficiency	Regulatory Citation	Regulatory Language	Accompanying Photograph (Appendix)
MD-01	Hotel & Restaurant Distribution Systems	The current Cross Connection Control Program is from 2013. Regulations for these programs changed in 2021. Please see the attached template. Fill out the template in its entirety and send it back to our office as soon as possible.	12VAC5-590-600	“the owner shall review the CCCP and written cross-connection control plan not less than every five years and update it as necessary to satisfy the requirements of this chapter...”	N/A

Recommendations:

Recommendation Number	Facility Inspected	Deficiency	Regulatory Citation	Regulatory Language	Accompanying Photograph (Appendix)
R-01	Restaurant Booster Pumps	It is recommended that pump stations have emergency power (permanent generator or connections for portable generators) in case of extended power outage.	N/A	N/A	N/A
R-02	Hotel Atmospheric Storage	Pictures of tank interior are not provided. It is recommended to routinely assess tank water quality for floating debris or excess sediment.	N/A	N/A	N/A
R-03	Restaurant Treatment	It is recommended that treatment appurtenances have emergency power (permanent generator or connections for portable generators) in case of extended power outage.	N/A	N/A	N/A

Appendix

Summary of Sanitary Survey Site Visit Notes

June 18, 2026

TREATMENT

- SDWIS showed cartridge filtration and UV as treatment units for the hotel and restaurant distribution systems.
- UV lights have been changed and recalibrated for the restaurant in June 2026 and within last year for hotel.
- PPE and spare parts for any treatment located on operator vehicle.

STORAGE

- Hotel atmospheric storage is listed as 1200 gallon tank in SDWIS, but consists of three 400 gallon tanks in field.
- Restaurant atmospheric storage is listed as 1500 gallon tank in SDWIS, but consists of two 750 gallon tanks in field.
- Tank for fire suppression on site near WL001. Inboden does not manage or maintenance fire suppression.

CROSS CONNECTION CONTROL REVIEW

- Cross connection control plan needs to be updated.

MONITORING, REPORTING, DATA VERIFICATION REVIEW

- N/A

MANAGEMENT/ADMINISTRATION REVIEW

- N/A

Status of Open Deficiencies and Violations

Open Significant Deficiencies

There are no open significant deficiencies.

Open Minor Deficiencies

There are no open minor deficiencies.

Open Violations

There are no open violations for this water system.

Photographs

There are not photographs associated with any deficiencies or recommendations.

Subject To Change

Schedule- Next Samples Due

Sample Point ID	Sample Point Name	Analyte	Last Sampled	Frequency	Next Sample Due
EP001	Entry Point	Nitrate + Nitrite	02/16/2026	1 sample/year	2027
WL001	Well No.1	Most Probable Number	02/02/2026	1 sample/year	2027
DS001	Distribution Sample Site	Total Coliform and <i>E. coli</i> Presence/Absence	07/06/2026	2 samples/ quarter	4 th Quarter 2026 (Oct-Dec)

Monitoring Waivers

Not applicable for transient noncommunity systems.

Sanitary Survey Checklist

The GEC Sanitary Survey Checklist is available upon request.

Sanitary Survey Preparation Checklist

Waterworks name: Boardwalk on Lake Anna C NTNC **TNC**

PWSID: 2109085 SNSV Date: 06/18/2026

- ☒ Confirm system type and survey frequency (3-year CWS, NTNC, 5-year TNC).
- ☒ Contact the waterworks owner and operator
 - ☒ Schedule survey
 - ☒ Request documents for review (CCCP, DDBP, etc.)
- ☒ Review inventory info (sources, treatment, storage, dist., contacts, operator).
- ☒ Review current Waterworks Operation Permit (**Approved 2024**)
- ☒ Review SDWIS for open compliance actions (e.g., NOAV, PN). (**PNs from pre-2025**)
- ☒ SNSV is a good time to complete open Compliance items. (**No open schedules**)
- ☒ Review past deficiency corrections or recommendations made.
- ☒ Check water quality sampling history and identify upcoming or overdue samples.
- ☒ Prepare the sanitary survey packet/SWIFT.
- ☒ Print or load survey worksheets/check list.
- ☒ If applicable deficiency guidance.
- ☒ Prepare questions or follow-up items specific to the system.
- ☒ Necessary field equipment (chlorine kit, measuring tools, PPE, camera).

Comments: