



WALNEY ROAD HOMEOWNERS' ASSOCIATION

DATE OF MEETING: January 10, 2016 **SECRETARY:** Jennifer Miner
ATTENDEES: Jennifer Miner, Kristina Ringqvist, Jeffrey Wolff

----- AGENDA TOPICS -----

Call to Order: 7:43

Approval of Minutes from Previous Meeting

- Minutes from the November meeting were unanimously approved as written.

Financial Update

- The October and November financial statements were received and the November statement was reviewed. As of November 30, 2016 net income is \$1249.48 and based on the money pulled from PYOE (\$454 for the month) we are running ahead of budget with a net income of \$114.52. There are 8 delinquent accounts – 6 of whom are the responsibility of The Green Limited Partnership. Their account has been sent to the attorney on October 12.

Current and New Business

- The holiday carriage ride was a huge success and was well attended by neighbors. We will be repeating this event next year.
- Kristina secured a contract from Dooty Calls to empty the pet waste receptacle on a scheduled basis at a rate of \$11.10/pick-up. They will replace the bags as necessary. A motion was made to approve the contract from Dooty Calls for a maximum of once per weekly pick-up at \$11.10/week with bags to be replaced at \$4.13/200 bags once we deplete our stock of bags. The motion passed unanimously.
- The owner of Montessori Mansion, Naima Dar, has elected to not pursue her special exception with the county at this time. She has elected to stay with the maximum seven children allowed by her state license. Jeff will reach out to the county to get a final update as to the status of her application.
- There is a disabled work van in the townhouse parking lot that needs to be towed. Jennifer will call Battlefield Towing and have it removed.
- The sink hole has been repaired; the newsletter was posted; and the data entry for people who provided their information at the annual meeting for neighborhood communication was entered into a spreadsheet

Consent Agenda Items - between meeting actions

- Approval of the 2017 Landscape Concepts (LC) community landscaping agreement at a cost of \$17,513.08 (same as 2016 cost). Executive discretion was given to President Jeffrey Wolff to sign option Year 2 as well if LC is willing to provide at same cost as Year 1.
- Approval to contract Landscape Concepts for snow removal for the 2016-2017 season if hourly rates remain unchanged from the 2015-2016 season.
- Board takes an official position against the Special Zoning Exception application for Naima Dar and Montessori Mansion. Secretary Jennifer Miner has signed up to speak on behalf of the Board at the November 30th public hearing.
- Ratify the appointment of JOHNSON, BREMER & IGNACIO, CPAs, P.C. to perform our 2016 Financial Audit and

file our 2016 Federal returns at an estimated cost of \$1850 for the audit and \$500 for the tax return.

- Approve Harmon's Carriages to perform a Community Carriage Ride event on December 11, 2016 at a cost to the association of \$970 + gratuity and other minor expenses.

Action Items

- Jeff will execute the Doody Calls contract and send it in. A copy will also be sent to CMC so they can paid.
- Jennifer will call Battlefield Towing
- Jeff will contact the county re Montessori Mansion application
- Jeff will send in Landscape Concepts contract for the three year term.

Next Meeting

- The next meeting will be April 4, 2017. The HOA will then meet quarterly on the second Tuesday of the month on April 4, July 11, October 10 (annual meeting), and November 14. These dates will be posted to the community website.

Adjournment

- 8:25pm