



# WALNEY ROAD HOMEOWNERS' ASSOCIATION

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**DATE OF MEETING:** November 14, 2017      **FACILITATOR:** Jennifer Miner  
**ATTENDEES:** Jennifer Miner, Kristina Ringqvist, Jeffrey Wolff, Brian Correia, Rajiv Shah, Craig Ballam (ARB Chair)

## ----- AGENDA TOPICS -----

**Call to Order: 7:35**

### **Approval of Minutes from Previous Meeting**

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

### **Financial Update**

- The September financial statements were received and reviewed. As of September 30, 2017, the HOA has a net operating loss is \$311.40 which equates to a negative operating budget variance of \$687.40, due to committee expenses allocated to the 2017 budget being reported in 2018. There are 7 delinquent accounts totaling \$510.00. Six of these accounts are held by The Green Limited Partnership
- The financial summary reflects the status of the unaudited financials as of September 2017  
Total Cash and Investments : \$147,820.16  
Two CDs totaling \$88,628.95 plus \$910.23 in accrued interest  
One CD is scheduled for maturity on December 17, 2017
- The Board will contact CMC for the current CD re-investment rates

### **Current and New Business**

- Election of Officers: The Board unanimously approved the following board positions for the current year: Jeffery Wolff - President; Kristina Ringqvist - Vice President; Brian Correia - Treasurer; Jennifer Miner - Secretary; Director - Vacant
- Front Entrance: The ARB is soliciting quotes to upgrade/re-do the front entrance to the community. The scope of work may include new plants, new design, and possible irrigation. Upon review, a recommendation will be made to the Board. Funds for this project will come from the Repair and Replacement Reserve Fund.
- Fence Installation: Three quotes are being received by the ARB for the installation of a fence along the townhouses by the basketball court. The ARB will review the quotes and make a recommendation to the Board. Funds for this project will come from the Repair and Replacement Reserve Fund
- Fence Repair: Quotes will be solicited by the ARB to repair/replace sections of the 8-foot privacy fence along Walney Road. A recommendation will be made to the Board. Funds for this project will come from the Repair and Replacement Fund.
- Design Guidelines: The ARB was tasked with providing updated guidelines within the Design Guidelines for the following sections: mailboxes, garage doors, front doors/shutter colors, and solar panels. Information provided to the Board shall include mailbox design options; original color schemes for shutters, front doors, and garage doors to help ensure uniformity throughout the community; and size, scope, and installation recommendations for solar panels/solar tiles.
- Parking Enforcement: Jeffrey will reach out to VDOT to determine feasibility for privatizing the roads throughout the community. Jennifer reached out to Fairfax County parking and learned that the Board cannot enforce parking restrictions within the community as we do not meet the specifications set forth by the county that would allow restricted/limited parking. It was also learned that because the streets are publicly maintained, the Board is unable to mark/paint any curbing yellow to deter parking within the

community.

- AirBNB/Short Term rentals: Fairfax County does not currently allow for short term rentals less than 30 days. Community by-laws prohibit rentals less than six months. The Board was made aware of homes within the community renting rooms through AirBnB. A newsletter will be sent alerting homeowners that this practice is prohibited. Once the county reaches a decision as to the legality of short term rentals, the Board will revisit our policy to determine if modifications are warranted.
- Community Sleigh Ride: The date for this will be Saturday December 9 from 10am-12pm. The Sleigh Ride will start and end on Shady Point Place.
- Snow Removal: A proposal for the 2017-2018 season has not been received. One will be requested.
- Winter Newsletter: will be drafted by Jennifer and submitted after Thanksgiving. Topics include snow removal expectations; short-term rental information; and dates and times for the sleigh ride.
- Vacant Director Position: two candidates submitted statements for review. Rajiv Shah was in attendance and provided his reasons for wanting to join the Board. The Board moved to an Executive Session to make a final decision.

### Executive Session

- The Board, with the exception of Brian Corriea, unanimously approved to appoint Rajiv Shah to the position of Director for a three-year term.

### Consent Agenda Items - between meeting actions

- The Board unanimously approved a motion to allow Johnson, Bremer and Ignacio to perform our annual audit for a fee of \$1850 and file our taxes for a fee of \$500
- The Board unanimously approved a proposal from BEC Electrical Contractors to remove the photocell that controls the front entrance lights and install an Astro Time Clock for an agreed upon rate of \$450.00.

### Action Items

- Jennifer will draft and distribute the winter newsletter
- Jeffrey will email CMC to request reinvestment rates for the CD maturing on December 17 and will alert them to the appointment of Rajiv Shah to the Board
- Jeffrey will email Landscape Concepts to inquire about a snow removal contract for 2017-2018
- Jeffrey will reach out to VDOT around privatizing the community roads

### Next Meeting

- The next meeting will be January 9<sup>th</sup> at 7:30pm

### Adjournment

- 8:43pm