



WALNEY ROAD HOMEOWNERS' ASSOCIATION

DATE OF MEETING: November 30, 2018 **FACILITATOR:** Jeffrey Wolff
ATTENDEES: Jennifer Miner, Jeffrey Wolff, Brian Correia

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

Call to Order: 7:31

Approval of Minutes from Previous Meeting

- Minutes from the August HOA Board meeting, Between meeting Action items, and Annual meeting were unanimously approved

Financial Update

- The September financial statements were received and reviewed. As of September 30, 2018, the HOA has a net operating loss of \$2302.18 which equates to a negative operating budget variance of \$2584.18. There are 2 delinquent accounts totaling \$600.
- The balance sheet reflects the following for year to date through September 30, 2018
Total Cash and Investments: \$127,643.29
Operating funds: \$66,958.59
Two CDs totaling \$60,608.09 plus accrued interest of \$76.61
Reserves for Repair and Replacement are fully funded
Prior Year Owners Equity: \$21,391.46
- The CD held at Mutual of Omaha is due to mature January 27, 2019
- The Green Limited Partnership is still in arrears. A lien has been placed on this property. We will continue to monitor this property.

Current and New Business

- The Board selected positions for the coming term. Jeff will remain as President; Kristina as VP; Brian and Treasurer; Jennifer as Secretary and Rajiv as Director at Large.
- The mailboxes at the townhouses were repainted and look fantastic. Overall, there were no issues other than a couple of boxes that were stuck shut. The contractor has remedied the problems.
- During the prep for the mailbox painting a homeowner asked about installing lightposts or lamps to help illuminate the area as it is very dark. The Board researched possible options and found a solar-powered smaller lamppost that can either be placed in the ground or placed in larger concrete planters to deter theft. One will be ordered for testing and feasibility.
- A resident approached the ARB because a resident has contracted West Nile Virus and asked about spraying the community for mosquitos. The Board researched spraying and the anticipated cost would be \$400-\$600/house for the mosquito season. This is not financially feasible for the HOA to undertake and will not be explored further. Jennifer will email the homeowner with this information.
- Annual Meeting Action Items: Waverly Crossing: The Board could not find contact information for Waverly Crossing so it was suggested that the Kelly's reach out to the neighbor directly behind them to discuss removing the barrier between the communities. The Board is OK with Diana on the ARB delivering The Design Guidelines to new residents. The Board will ask the ARB to research and determine course of action for the

mailboxes protruding onto the sidewalks - Kristina will email Craig. Jennifer will email the Mosque to find out when the parking lot will be paved with the final coating/topcoat. The Board determined that installing fencing along the rear perimeter of the community along the trail would be financially not feasible and will not be explored further. The community already has DOT Slow Children at Play signs posted and do not feel that additional signs are warranted.

Consent Agenda Items - between meeting actions - Ratified at current meeting

- The Board unanimously approved the quote received from Matt Ludden of Ludden Residential Construction LLC to sand and repaint the townhouse mailbox tower for a total cost of \$625.00. The work is scheduled to take place Sunday October 28, 2018. Kristina will send letters to each townhouse homeowner alerting them to the project and the actions required on their part.
- The Board unanimously approved the quote from Landscape Concepts to fill and seed all divots on the ball field for a total cost of \$175.00.

Action Items

- Jeff will reach out to CMC to add a revenue line item to our budget to account for income coming from LAX club.
- Jeff will purchase one lamppost to determine feasibility for the townhouse area
- Jeff will reach out to CMC to get CD rates for reimbursement in January
- Kristina will email Craig and the ARB to look into how to address the mailboxes protruding on the sidewalk
Jennifer will email the mosque regarding completion of the parking lot
- Jennifer will email the Kelly's with suggestions on addressing the barrier between their property and Waverly Crossing.
- Jennifer will email Diana with OK to deliver the Design Guidelines and the Mosquito review

Next Meeting

- The next Board meeting will be Wednesday January 16, 2019.

Adjournment

- 8:08pm