



WALNEY ROAD HOMEOWNERS' ASSOCIATION

DATE OF MEETING: August 6, 2019 **FACILITATOR:** Jeffrey Wolff
BOARD ATTENDEES: Jeffrey Wolff, Brian Correia, Kristina Ringqvist, Jennifer Miner
GUEST ATTENDEES: Craig Ballam

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

Call to Order: 7:35pm

Approval of Minutes from Previous Meeting

- Minutes from the May HOA Board meeting were unanimously approved as written.

Financial Update

- The June financial statements were received and reviewed. As of June 30, 2019, the HOA has a YTD net operating loss of \$538.09 which equates to a negative operating budget variance of \$1118.09. Year to date the HOA has a net operating loss of \$5567.35 and a negative operating budget variance of \$5916.35. There is one delinquent accounts totaling \$105.00.
- The balance sheet reflects the following for year to date through June 30, 2019
Total Cash and Investments including accrued interest: \$128,843.20
Operating funds: \$65,735.51
Two CDs totaling \$62,590.69 plus accrued interest of \$517.00
Reserves for Repair and Replacement are fully funded
Prior Year Owners Equity: \$21,391.46

Current and New Business

- A tree fell in an area that unbeknownst the HOA was conveyed to the Association and landed on a deck in Waverly Crossing. The HOA filed a claim with our insurance company who paid for the removal of the tree. Since then we have had one other homeowner contact the HOA regarding dead trees in the same area. The HOA has removed these trees as well. Based on these claims the HOA will solicit bids to survey this area, account for all dead/dying trees that need to be removed, then provide quotes for removal. Because the area is not a tree save or landscaping area we are not required to replant the trees that are removed. Conversations with the county confirm that the trees just need to be cut and the stumps can be left for use by wildlife. It needs to be confirmed how to determine where property lines lay in relation to the area responsible by the HOA. Jennifer will reach out to the tree commission at the county to determine how to go about finding this information out.
- Rajiv requested that the search for additional HOA management contracts be ceased as it was determined that the services provided by CMC more than meet our needs.
- Jeff learned that the following payment options are available to the community – by mail with a coupon; on-line bill payment through your bank; direct debit through CMC (no coupon book will be mailed); payment made in person; or pay online at cmc-management.com which is associated with a service fee.
- Jennifer has heard back from Dominion VA Power with installation prices for one or two streetlights. Based on costs and possible unforeseen issues with the installation of the lights this project has been tabled until a later

date.

- ARB update: the Spring walk-through was completed and approximately 40 violations were sent out. CMC has a new person working on our account and the violations were sent via certified mail and regular mail. Craig discussed the error with CMC and they are not supposed to be charging us for their mistake. However, Architectural charges for June were significantly higher than normal. Jeff will reach out to CMC to get a breakdown of these charges and why they were so high compared to previous months. For homeowners receiving their 4th violation notices in the coming weeks, the HOA will take over correcting the outstanding issues and will bill the charges to the homeowners. A list of the homeowners receiving their 4th violation will be sent to the HOA for review.
- Dianne Robertson is possibly interested in taking over the maintenance of the community website. Craig will discuss this option with her
- Annual Meeting: Brian and Jennifer are both up for re-election at this meeting. It was suggested that the meeting be held on Tuesday October 1st.
- Social Committee/Block Party: the block party will be on Saturday September 7th. Notices for the block party has been posted to the website and the Facebook page. The annual carriage ride will be Saturday December 1 from noon-2pm starting and ending on Shady Point Place. The social committee would like to purchase new signage for the community. The cost will be \$500. The motion to approve purchasing new signs was passed unanimously.
- Republic/AAA contract: We were notified of a price increase due to increase in dumping charges. We will increase our budget for this line item for the next fiscal year budget. It was also suggested that homeowners be required to use the lidded recycle bins. We will discuss this option at the annual meeting. Once decided, Diane is willing to stick a notice in the smaller bins alerting homeowners of the free replacement option.

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

- There were no between meeting action items to be ratified at this meeting

Action Items

- Jeff will reach out to CMC for a breakdown on architectural charges accrued to determine if we were overcharged.
- Jennifer will reach out to the Sully Station police station to determine if Tuesday October 1st is available for the annual meeting.
- Jeff will solicit bids to survey and remove trees in the area conveyed to the HOA.
- Jeff will email the lacrosse team that used our ballfield to determine if they want the pick goal otherwise it will be disposed of.
- Jennifer will reach out to the county tree commission to determine how to assess/survey the area where dead trees need to be removed between Walney Oaks and Waverly Crossing.

Next Meeting

- The next Board meeting will be Tuesday September 25 at 7:30pm

Adjournment

- 8:45PM