



WALNEY ROAD HOMEOWNERS' ASSOCIATION

DATE OF MEETING: September 24, 2019 **FACILITATOR:** Jeffrey Wolff
BOARD ATTENDEES: Jeffrey Wolff, Brian Correia, Kristina Ringqvist, Jennifer Miner
GUEST ATTENDEES: Craig Ballam

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

Call to Order: 7:34pm

Approval of Minutes from Previous Meeting

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

Financial Update

- The August financial statements were received and reviewed. As of August 31, 2019, the HOA has a YTD net operating income of \$1985.42 which equates to a positive operating budget variance of \$2067.42. Walney Road HOA end Fiscal Year 2019 with an unaudited net operating loss of \$8224.37. There are six delinquent accounts totaling \$945.00 – five of the accounts are managed by The Green Limited Partnership.
- The balance sheet reflects the following for year to date through August 31, 2019
Total Cash and Investments including accrued interest: \$123,855.78
Operating funds: \$60,575.51
Two CDs totaling \$63,214.51 plus accrued interest of \$65.76
Reserves for Repair and Replacement are fully funded
Prior Year Owners Equity: \$21,461.46

Current and New Business

- Proposals were received from Preventive Tree Maintenance and Destiny's Tree Service LLC to remove the dead trees behind houses 14044 and 14058 Eagle Chase Circle. The Board agreed to move forward the proposal from Destiny's Tree Service LLC for a fee of \$3300. Diane from the ARB will send a notification to the homeowners backing the area that the work will be done in the coming weeks.
- ARB update: The ARB is at the stage with some homeowners' violations where they may need to hire a company to remediate the violation. Notices outlining the work needed to be completed by the homeowner within 30 days will be sent via certified mail. If the work isn't completed by the stated deadline, the work will be performed at the expense of the owner. Invoices will have a net 30 term and any unpaid invoices will result in a lien including all reasonable administrative fees being applied to their home.
- Solar Panels: a homeowner has filed an application for solar panels to be installed on the rear plane of the house as well as the side plane. The ARB was seeking guidance on how to respond since this application is not in compliance with the current guidelines. The HOA Board denied the panels being installed on the side plane of the house but is supportive of the panels being installed on the rear plane of the house.
- Lamp posts: numerous lamp posts in the community are not illuminating at night. Notices will be sent to all homeowners who do not have a working lamp post in their front yard to maintain consistency throughout the community.

- Block Party: The attendance was average. The live band was nice. It was suggested that should we have live music next year, have the band start earlier in the evening and be more family/kid-oriented.
- Annual Meeting: The annual meeting minutes do not need to be approved at the annual meeting. They will be posted to the community website. It was asked that Diana Robertson collect proxies for the meeting. Craig will provide an update on the ARB actions for the past year. Jeff will draft an overview of the Boards actions. Jennifer will provide the financial update based on the unaudited August financial statement.

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

- September 16, 2019: The Board unanimously approved a two-year agreement from JBI for the annual audit of and filing of taxes for the Walney Road HOA at a fee of \$1850 for the audit and \$500 for the filing of taxes per year. This rate is the same as was charged last year.
- August 30, 2019: The Board approved the 2019-2020 budget which utilizes \$9730 worth of PYOE to balance without the need to increase dues. The monthly assessment will remain at \$55.00/house/month for the 2019-2020 budget year.

Action Items

- Jeff will research the costs associated with filing liens on homeowners for ARB applications.
- Craig will provide Diana with dates for tree removal work to be done so homeowners can be notified once the proposal is signed.

Next Meeting

- The next Board meeting will be the annual meeting on Wednesday October 2, 2019 at 7:00pm

Adjournment

- 8:45PM