



WALNEY ROAD HOMEOWNERS' ASSOCIATION

DATE OF MEETING:	March 9, 2021	FACILITATOR:	Jeffrey Wolff
BOARD ATTENDEES:	Attending Virtually: Jeffrey Wolff, Brian Correia, Kristina Ringqvist, Jennifer Miner, Michelle Breslin		
GUEST ATTENDEES:	Craig Ballam		

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

Call to Order: 7:29pm

Approval of Minutes from Previous Meeting

- Minutes from the January HOA Board meeting were unanimously approved with a change in the date of the minutes.

Financial Update

- The January financial statements were received and reviewed. As of January 31, 2021, the HOA has a YTD net operating loss of \$2692.63 which equates to a negative operating budget variance of \$1371.63.
- The Residential Assessments Receivable account at the end of January 2021 is \$ 190.00 - represented by 8 accounts (six with Green Limited Partnership)
- The balance sheet reflects the following for year to date through January 31, 2021
Total Cash and Investments including accrued interest: \$120,558.88
Operating funds: \$55,299.67
Two CDs totaling \$64,321.12
Reserves for Repair and Replacement are fully funded by cash and the Association has excess funds of over \$3000.00; however, the budgeted reserve funding is less than the Reserve Study requirement
Prior Year Owners Equity: \$7751.75

Current and New Business

- Based on the status of PYOE we will need to be increasing dues for FY 2021-2022. This will need to be communicated to the community well in advance of the increase. Prior to the announcement, a budget study will be conducted in the coming months to determine what the feasible increase should be.
- Doody Calls has been contracted to install a second pet waste station near the tot lot. The station has not yet been installed despite multiple contacts by Jeff. Jennifer will reach out to see if this project can be moved along.
- Growing Earth has completed the tree removal throughout the area between our community and Waverly Crossing. The statement has been received and paid. The work on 14048 Eagle Chase Circle should be completed this week. The HOA will be billed a portion of this project cost with the balance going to the homeowner
- It was agreed that Craig, Kristina and Brian will conduct research to understand how other HOAs are assessing habitual offenders to community bylaws/Design Guidelines and will use this information to draft language to be incorporated into our Bylaws. Craig will reach out to CMC to obtain, if possible, documents used by other communities. Once the document is drafted it will be sent to the attorney for review and comment. The goal

is to create language that will enable the HOA to pass the fees associated with sending multiple violations (one or many offenses) to a single homeowner in a pre-determined period of time, i.e. one calendar year. This will keep overall costs down to the rest of the community as the homeowner(s) in violation will be responsible for these associated costs. There are a minimal number of homeowners who fall into the category of persistent violator.

- The ARB has begun utilizing door hangers for violation notification observed during walks through the community. The cost is minimal and the response has been very positive with most violations being abated within a week or two. It is their goal to continue this method of notification, especially for first offenses and those who need a gentle reminder.
- After reaching out to the homeowners requiring the involvement of the Board to bring their property up to Design Guideline standards, most have either corrected the issue or agreed to enter into a contract with the HOA where they will perform the work and provide receipts based on a maintenance schedule supplied by the Board. To date, the required milestones have been met. These properties will be monitored to ensure ongoing compliance. The Board is prepared to complete the necessary work at the costs outlined to the homeowner in their signed contract should a treatment or course of action be missed.
- The next community walk through will be in May to allow time for lawns, shrubs, and plants to come out of winter hibernation and flourish. A newsletter will be sent out in early summer. It was asked that a reminder about glass recycling be included.
- Over the coming months the ARB will be reviewing and updating the Community Design Guidelines. It was unanimously agreed to include anodized fencing as an option for rear yards. Specifics about height and styles will be included in the guidelines and sent to the Board prior to finalization. Additional sections for updates include requiring lids for recycling bins, ensuring the language around mailboxes and deck materials is clear.
- The Board unanimously agreed to rent another roll-away dumpster for a community spring cleaning event. This year we will rent a 30 cubic yard dumpster for a fee of \$691. The dates for the dumpster will be April 9 – April 22 (9 business days) with the knowledge that if it fills up prior to the end date that it will be removed earlier. It will also be placed along a 4-parking space section in the parking lot of the townhouses. Hopefully this will discourage folks from outside the community from using the dumpster. Signage will be hung on the dumpster stating it is for Walney Oaks residents only. And, a flyer will be sent out prior to the dumpster arrival outlining items prohibited from being disposed of in the dumpster. Jennifer will reach out to AAA/Republic to secure the dumpster.

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

The following items were unanimously approved by the Walney Road HOA Board of Directors between the January 2021 meeting and the March 2021 meeting

- The Board unanimously agreed to roll over the CD held at Capital Bank in the amount of \$50,859.19 maturing on February 12, 2021 to another CD at Capital Bank for a term of 12 months at a rate of .65%.
- The Board unanimously approved language for notices outlining contractual obligations and costs to be incurred for persistent Design Guideline violators. These letters will be managed by the ARB.
- The Board unanimously agreed to increase the amount being spent with Growing Earth Tree Care from \$4420 to \$4777.50 based on an expanded scope of work for the pruning and/or removal of dead trees in the tree save area between Walney Oaks and Waverly Crossing (along Eagle Chase Circle)
- The Board unanimously approved the draft audit of the HOA for FY2020 by Johnson, Bremer, Ignacio, CPAs, PC

Action Items

- Craig will reach out to CMC for language around assessing fees for habitual violators of the Design Guidelines.
- Craig, Kristina and Brian will present to the Board as soon as draft language is ready
- Jennifer will reach out to Doody Calls to try to secure an installation date - Jeff will email her the contact information
- Jennifer will reach out to AAA/Republic to secure a roll-away dumpster for April

Next Meeting

- The next meeting will be May 5, 2021 at 7:30pm

Adjournment

- 8:35PM