



WALNEY ROAD HOMEOWNERS' ASSOCIATION

DATE OF MEETING: August 23, 2022 **FACILITATOR:** Jeffrey Wolff
BOARD ATTENDEES - Jeffrey Wolff, Jennifer Miner, Kristina Ringqvist
VIRTUALLY:
GUEST ATTENDEES - Craig Ballam
VIRTUALLY:

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

Call to Order: 7:33pm

Approval of Minutes from Previous Meeting

- Minutes from the June HOA Board meeting were unanimously approved with no changes

Financial Update

- The June financial statements were received and reviewed. For the month of June 2022, the HOA has a net operating income of \$867.88 which equates to a positive operating budget variance of \$300.88.
- Year to date, the HOA has a net operating income of \$6452.28 and a positive operating budget variance of \$6121.28
- The Residential Assessments Receivable account at the end of June 2022 is \$315.00 - represented by 4 accounts
- The balance sheet reflects the following for year to date through June 30, 2022
Total Cash and Investments including accrued interest: \$125,255.93
Operating funds: \$59,423.80
Two CDs totaling \$65,758.15
Reserves for Repair and Replacement are fully funded with an excess of \$897.75.
Prior Year Owners Equity: \$750.22.

Current and New Business

- Discussion was held about how to address trash cans that are stored on driveways or in view from the street. It was decided that reminders be included in the upcoming newsletter and posted on the community websites that trash cans should be stored in garages or on the side of the house, out of view, whenever possible. Specific homes may receive violation notices to relocate their bins if they are continually left in the middle of the driveways and not in an inconspicuous location. No change to the guidelines will be made.
- The block party is scheduled for this Saturday, August 27th, with live music starting at 6pm.
- The abandoned house's yard is being maintained by the HOA at a rate of \$35/week. Craig will follow up with CMC to have these fees and all past bills/fees billed directly to their account for payment. It was requested that the lien process be initiated on this property.
- The 2023 Draft budget was reviewed and it was decided that the Repair and Replacement Expenses will be reduced by \$13,777 to \$3646 over the course of the year to provide for a balanced budget. Jeff will reach out to CMC to share this information and request that 2023 coupon books be sent to homeowners.
- The annual meeting is scheduled for October 11th. Jennifer and Brian are running for re-election and have

submitted their candidacy statements to CMC for inclusion in the next mailing. The meeting will be held over zoom with voting taking place via ProxyVote.

- Weeds are growing in the playground mulch and require spraying/removal. It was asked that Craig reach out to Dale at Landscape Concepts to spray and fluff the mulch chips.
- It was learned that the grass on the corner of Penny Oak and Ahmadiyya Drive belongs to the Mosque and will need to be maintained by them. Craig will reach out to Dale at Landscape Concepts to end the maintenance of this area. Jeff will share this information with the Mosque.

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 June 2022 meeting and the August 2022 meeting

- The Board approved a proposal from Growing Earth Tree Care to Crown Clean 2 Pin Oaks on Eagle Chase Circle for a flat fee of \$1320.00.

Action Items

- Jeff will reach out to Jim with 2023 budget approval with reduction in R&R line item plus sending coupon books
- Jeff will reach out to the Mosque regarding responsibility for the maintenance of the grassy area on their side of Penny Oak/Ahmadiyya Drive.
- Craig will reach out to Dale at Landscape Concepts to inquire about weeding, spraying and fluffing the mulch at the tot lot and will request that the mowing of the area by the mosque be stopped.
- Craig will reach out to CMC regarding the abandoned house to have assessed fees billed directly to the homeowner and to initiate the lien process

Next Meeting

- The next meeting will be the annual meeting on October 11th 7:00PM, held virtually

Adjournment

- 8:30PM