



WALNEY ROAD HOMEOWNERS' ASSOCIATION

DATE OF MEETING: April 4, 2016 **SECRETARY:** Jennifer Miner
ATTENDEES: Jennifer Miner, Michelle Breslin, Jeffrey Wolff

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

Call to Order: 7:40

Approval of Minutes from Previous Meeting

- Minutes from the January meeting were unanimously approved as written.

Financial Update

- The January and February financial statements were received and the February statement was reviewed. As of February 28, 2017 net loss is \$3756.63 which is possibly due to incurred legal fees for the HOA addressing the Montessori Mansion day care application. There are 3 delinquent accounts totaling \$175.00. The Board will reach out to CMC to get detailed invoices for the incurred legal fees.
- The financial summary reflects the status of the unaudited financials as of February 2017
Total Cash and Investments : \$141,661.48
Year-to-date income: \$55,817.42
Year-to-date Expenses: \$59,574.05
Year-to-date Net Income (Loss): (\$3756.63)

Current and New Business

- The contract with Doody Calls has been signed. CMC is being sent all invoices and paying them. The HOA will direct CMC to add this line item to the Utilities budget section with its own line item as pet waste removal.
- Jennifer will email the ARB to find out when the spring walk through of the community will take place.
- The Spring Newsletter will be posted to the website. Jennifer will email it to Jeff for posting.
- Possible block party dates are June 3, Sept 9 or Sept 16. The Social committee will be contacted with these dates to see if they can make them work.

Consent Agenda Items - between meeting actions

- None

Action Items

- Jeff will email CMC to get clarification on incurred legal fees for January
- Jeff will contact the social committee about possible dates
- Jennifer will email the Spring Newsletter for posting
- Jennifer will email the ARB to get dates for the spring walk through

Next Meeting

- The next meeting will be July 11, 2017. The HOA will then meet quarterly on the second Tuesday of the month on April 4, July 11, October 10 (annual meeting), and November 14. These dates will be posted to the community website.

Adjournment

- 8:11pm