



# WALNEY ROAD HOMEOWNERS' ASSOCIATION

---

**DATE OF MEETING:** July 23, 2017      **PRESIDING:** Jeffrey Wolff, President  
**ATTENDEES:** Jennifer Miner, Kristina Ringqvist, Jeffrey Wolff

## ----- AGENDA TOPICS -----

**Call to Order: 7:35**

### **Approval of Minutes from Previous Meeting**

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

### **Financial Update**

- The April and May financial statements were received and the May statement was reviewed. As of May 30, 2017, the HOA has a net loss is \$3692.53, due to legal fees incurred by the HOA earlier in the year. There are 4 delinquent accounts totaling \$140.00.
- The financial summary reflects the status of the unaudited financials as of May 2017  
Total Cash and Investments : \$144,631.16  
Year-to-date income: \$83,587.43  
Year-to-date Expenses: \$87,279.96  
Year-to-date Net Income (Loss): (\$3692.53)

### **Current and New Business**

- Community Newsletter: The ARB would like to print and distribute the newsletter since they don't feel that publishing it on the website doesn't get enough traffic. The Board has asked that all newsletters put together by the ARB be run by the Board and provide an anticipated distribution date.
- The Block Party was a success with many new families attending.
- Annual Meeting: The date of the meeting is September 26<sup>th</sup> at the Sully Police Station at 7:00pm. This information will be conveyed to CMC for the mailing. Michelle and Kristina are both up for re-election this year. Information will be sent out by CMC to solicit for candidates.
- The HOA agreed to keep monthly assessments at \$55.00/home using Prior Years Owners Equity to fund the deficit.
- The HOA is going to source out other landscaping companies to see if we can get a better rate. Depending on what we find we will go back to Landscape Concepts to meet or beat the rates received.
- A special pre-annual meeting will be held on September 12 at 7:30pm to discuss meeting minutes and meeting flow.
- Solar Panels: the HOA can't ban solar panels completely as it is in violation of the Virginia Solar Access Law. We can, however, dictate placement of the panels. This topic will be added to the annual meeting agenda and mentioned in the annual meeting mailing.

### **Consent Agenda Items - between meeting actions**

- None

### **Action Items**

- Jennifer will email the ARB re newsletter protocol

- Jeff will email CMC to prepare the initial paperwork/mailing for the annual meeting with a solicitation for 2 candidates and a notification that the Design Guidelines will be reviewed to allow solar panels to be installed on rooftops.
- Jennifer will email the disabled vehicle/abandoned vehicle paperwork to the Board so that anyone can notify improperly parked vehicles
- Jeff will ask CMC for landscape companies to solicit additional bids. Kristina will then send emails to get additional quotes.

### Next Meeting

- The next meeting will be September 12st at 7:30 to prepare for the Annual Meeting. The Annual meeting is scheduled for September 26 at 7pm in the McDonald Room at the Sully Police Station.

### Adjournment

- 8:10pm