



WALNEY ROAD HOMEOWNERS' ASSOCIATION

DATE OF MEETING: August 2, 2016 **FACILITATOR:** Jennifer Miner, President

ATTENDEES: Jennifer Miner, Kristina Ringqvist, Jeffrey Wolff, Michelle Breslin, Brian Correia

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

Call to Order: 7:00

Approval of Minutes from Previous Meeting

- Minutes from the April meeting were approved as written.

Treasurer's Report

- The June Financial Statements were reviewed. As of June 30, 2016 the HOA had total cash and investments totaling \$142,848.95; a year-to-date income of \$91,970.96; year-to-date expenses of \$88,627.47; and a year-to-date net income of \$3343.49. The Association currently has 8 delinquent accounts totaling \$220.00 which is a delinquency rate of 0.02%. The Association has 2 CDs totaling \$87,645.70 plus accrued interest of \$360.33. The Repair and Replacement Reserves balance as of June 30 was \$80,417.57 and is fully supported by cash and investments.
- The board renewed the CD that expired in May to another 24 month term expiring 6/9/18 at a rate of 1.39%. The second CD is due to mature on 12/17/17.

Current and New Business

- The draft of the Design Guidelines (updated) has been reviewed by the Board. Kristina will reach out to Craig for the final version so it can be posted to the website.
- An Eagle Scout fluffed and turned over the mulch and weeded the area for his Eagle Scout Project.
- VDOT has not gotten back to us on the status of our roads so this effort will be tabled for now
- The townhouse parking lot potholes were repaired and the cracks were filled.
- Michelle will order the Pet Waste Receptacle and extra bags for placement in the Rothschild's side yard - the Board has their permission. Once it is installed we will remind AAA/Republic to collect the wastes during normal collection times in the community
- The annual meeting date has been secured for September 27th. CMC is aware of this and has sent out the call for candidates statements as both Jennifer and Brian's positions are up for re-election
- The annual budget draft was reviewed, updated and sent back to CMC for finalization. Once received the board will vote on adopting the new budget. Dues will be maintained at \$55/house/month for another year.
- Two commercial vehicles have been parked in the community recently. Notices stating our bylaws/covenants around commercial vehicles have been distributed.
- It was requested that newsletters no longer be distributed into mailboxes by the Board and instead will now only be posted to the community website
- At the annual meeting/on the proxy form, the Board will be giving residents the option to opt-in to email notifications from the Board on a periodic basis as well as the option to opt-in to having their contact information put into a community directory that will be emailed out only to those who opt in to having their

data in the directory.

- The Board has decided that moving forward they will meet quarterly unless urgent business requires and additional meeting.

Action Items

- Kristina will contact Craig regarding the final draft of the Design Guidelines
- Michelle will order the Pet Waste receptacles
- Jeff will contact paving company for quote and CMC for community documents
- Michelle will contact homeowner regarding pet waste receptacle, secure a date for the annual meeting and set a date for the tot lot/community clean up.

Next Meeting

- Next meeting will be the annual meeting in September or a virtual meeting as needed to finalize annual meeting details

Adjournment

- 8:04pm