



WALNEY ROAD HOMEOWNERS' ASSOCIATION

DATE OF MEETING: February 6, 2018 **FACILITATOR:** Jennifer Miner
ATTENDEES: Jennifer Miner, Kristina Ringqvist, Jeffrey Wolff, Craig Ballam, Rajiv Shah

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

Call to Order: 7:35

Approval of Minutes from Previous Meeting

- Minutes from the November meeting were unanimously approved with one correction.
- Between meeting action items were unanimously approved as written

Financial Update

- The December financial statements were received and reviewed. As of December 31, 2017, the HOA has a net operating income is \$2,158.26 which equates to a positive operating budget variance of \$2,313.26. There are 6 delinquent accounts totaling \$305.00. We did not receive Landscape Concepts December invoice and did not incur any snow removal costs for December.
- The balance sheet reflects the following for year to date through December 31, 2017
Total Cash and Investments : \$61,807.49
Two CDs totaling \$89,276.84 plus accrued interest of \$557.37
Reserves for Repair and Replacement are fully funded
Prior Year Owners Equity: \$36,704.10

Current and New Business

- **Front Entrance:** The ARB provided three quotes for replacing the plantings at the front entrance to the community. Additionally, three quotes were provided for installing an irrigation/sprinkler system at the front of the community. The Board unanimously agreed to move forward with the quote for planting from Landscape Concepts contingent upon an agreement being reached on the sprinkler system. The Board requested additional information from the ARB around the irrigation system quotes provided. Once this information is received the Board will render a decision on the sprinkler system. Funds for this project will come from the Repair and Replacement Reserve Fund.
- **Fence Installation:** Five quotes were provided by the ARB for the installation of a fence along the townhouses by the basketball court. The Board unanimously agreed to move forward with the eight-foot chain link fence option but requested additional information about the exact location of the fence before a decision to move forward will be rendered. It was requested that all Board members go to the basketball court/townhouse area to familiarize ourselves with the layout of the area. Funds for this project will come from the Repair and Replacement Reserve Fund
- **Fence Repair:** Quotes were not provided by the ARB at this meeting to repair/replace sections of the 8-foot privacy fence along Walney Road. Funds for this project will come from the Repair and Replacement Fund.
- **Design Guidelines:** The ARB provided the Board with updated guidelines within the Design Guidelines for the following sections: seasonal decorations (new sub-section), lampposts (new sub-section), mailboxes, garage doors, storm/screen doors, solar panels, removal of trees, window dividers, and leaf/twig/branch removal. The Board reviewed the changes submitted, provided feedback and sent the updates back to the ARB for final revision. Once complete, the Board will vote on adoption of the revised Guidelines and they will be posted to the community website.

- Roadway improvement: Jeffrey reached out to VDOT and submitted information about the state of the roads in the community to their repaving queue. Action from the county is still “in progress” and it may take months before action is taken on repaving/addressing the cracks in the streets.
- AirBNB/Short Term rentals: There is one home in the community advertising rental availability on the AirBnB site. The Board unanimously agreed to have a letter sent to the homeowner advising them they are in violation of our bylaws and covenants which strictly prohibit short terms rentals. Jeffrey sent the request to CMC for fulfillment.
- Montessori Mansion: a request was made to the Board to reach out to the Montessori Mansion to ask that parents do not clog/block the cul-de-sac during morning drop off as it is making it difficult for residents to leave their homes. Jennifer will email Naima Dar with the request to talk to her parents.
- ARB pre-spring walk through: the ARB will be doing a community walk-through in February 17 specifically to check the status on prior violations. Homes still in violation will receive a certified letter alerting them that the HOA/ARB will be remedying the violations at their expense. A timeline and expected cost will be included in the notification.

Consent Agenda Items - between meeting actions

- The Board unanimously approved the reinvestment of one CD which matured in December 2017 to a 13-month term through Mutual of Omaha at a rate of 1.40%.
- The Board unanimously approved the 2017-2018 snow removal contract submitted by Landscape Concepts. The services provided and rates charged are the same as the 2016-2017 snow removal contract.

Action Items

- ARB will provide Board with additional information on the sprinkler system quote and the basketball court fence.
- ARB will provide Board with final revisions to the Design Guidelines
- Jennifer will email Montessori Mansion regarding parking in the cul-de-sac
- Jeffrey will email CMC regarding the AirBnB violation notification
- All board members will familiarize themselves with the layout of the area surrounding the basketball courts

Next Meeting

- The next meeting will be determined once ARB documentation, updated quotes and final design guidelines are ready for review and action - tentatively March 2018

Adjournment

- 9:25pm