



WALNEY ROAD HOMEOWNERS' ASSOCIATION

DATE OF MEETING: April 5, 2018 **FACILITATOR:** Jennifer Miner
ATTENDEES: Jennifer Miner, Kristina Ringqvist, Jeffrey Wolff, Rajiv Shah, Lenny Wright

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

Call to Order: 7:33

Approval of Minutes from Previous Meeting

- Minutes from the February meeting were unanimously approved.
- Between meeting action items were unanimously approved as written

Financial Update

- The February financial statements were received and reviewed. As of February 28, 2018, the HOA has a net operating loss is \$2,795.49 which equates to a negative operating budget variance of \$2,393.49. There are 3 delinquent accounts totaling \$200.00.
- The balance sheet reflects the following for year to date through February 28, 2018
Total Cash and Investments: \$1148,566.25
Two CDs totaling \$89,276.84 plus accrued interest of \$771.51
Reserves for Repair and Replacement are fully funded
Prior Year Owners Equity: \$36,704.10
- The HOA has a CD totaling \$40,434.08 due to mature on 6/9/18. It was invested for a 24-month term. The second CD is due to mature on 1/27/19.
- Budget allocations changes will need to be made to the charges incurred for the basketball court fence as it was applied to Landscape Repair and should have been allocated to Replacement and Reserve fund.

Current and New Business

- Front Entrance: The check for the installation of the water lines have been dropped off with Fairfax Water. They are in the process of pulling permits to lay the lines for the water tie-ins. Lenny is meeting with Hydrotech on 4/6/18 to discuss the installation process. Landscape Concepts is on hold until the irrigation system is in place. If the irrigation is going to be delayed for 6-8 weeks we will move forward with the installation of the new plants/landscaping.
- Fence Installation: the fence around the basketball court has been installed and it looks great.
- Fence Repair: the privacy fence along Walney Road has been repaired and the homeowner is very happy with the work.
- Design Guidelines: The ARB presented updates to the guidelines. A motion was made and seconded to allow gridless windows, but only if all windows are replaced with gridless windows. If replacing one-two windows they must be replaced with windows with grids. A motion was made and seconded to prohibit windows in garage doors, keeping the current guidelines in place. Shutters/doors color schemes: A motion was made and seconded to accept the guideline stating that the color must remain the same as what is current or an application must be submitted with color schemes approved by the ARB.
- ARB spring walk-through will take place soon with a focus on yards and yard maintenance.
- 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: Violation letters have been sent to the homeowners operating AirBNBs in their homes. The home on Eagle Chase is no longer active on AirBnB. A violation letter will be sent to the townhouse homeowner.
- The mailboxes at the townhouses are in disrepair and need to be replaced. Jennifer will reach out the post office to determine who can replace the mailbox cluster. Jeffrey will reach out to CMC to see if they have any record as to who is responsible for their replacement.
- The soccer goal netting needs to be replaced. Kristina will research a replacement net. This expense will come out of Repair and Replacement Reserve Fund.

Consent Agenda Items - between meeting actions

- The Board approved the contract from Cunningham Recreation for the replacement of the engineered wood chips surrounding the tot lot equipment. Thirty cubic yards will be installed at a total cost of \$1365.81. This charge will come out of Repair and Replacement Reserves fund.
- The Board unanimously approved the contract from Mill-To-You for the installation of an eight-foot high fence to be installed around two sides of the basketball court at a cost of \$4255.00. The fence will run along the edge of the court closest to the townhouses and along the rear plane of the court.
- Mill-to-You will also repair the fence and fence post along Walney Road for a fee of \$100.00.
- The Board approved the contract provided by Hydro-Tech to install an irrigation system at the main entrance to the community for a total cost of \$10,896.00. Irrigation will be provided via underground sprinkler system to both flower beds. Sprinkler heads will be installed in the surrounding turf areas on both sides of the main entrance but the Board/ARB has the ability to discontinue use of any zone/head based on rainfall, water usage costs, etc. The estimated annual cost for servicing both systems and water utilization is \$610.00

Action Items

- Kristina will research the replacement net for the soccer goals
- Jeffrey will reach out to CMC to get current investment rates for the maturing CD and will see if they know who owns the townhouse mailboxes
- Jennifer will reach out to the post office to learn about replacing the townhouse mailbox complex
- ARB will provide final Design Guideline language for approval. The mailbox discussion for the main community will be tabled until May meeting.

Next Meeting

- The next meeting will be May 8th

Adjournment

- 8:35pm