



WALNEY ROAD HOMEOWNERS' ASSOCIATION

DATE OF MEETING: July 15, 2018 **FACILITATOR:** Jeffrey Wolff
ATTENDEES: Jennifer Miner, Jeffrey Wolff, Rajiv Shah, Naima Dar, Labibah Tehreem, Amna Tehreem

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

Call to Order: 7:38

Approval of Minutes from Previous Meeting

- Minutes from the June meeting were unanimously approved with the correction of the spelling of
- Between meeting action items were unanimously approved as written

Financial Update

- The May financial statements were received and reviewed. As of May 31, 2018, the HOA has a net operating loss is \$1457.73 which equates to a negative operating budget variance of \$1626.73. There are 5 delinquent accounts totaling \$485.00.
- The balance sheet reflects the following for year to date through May 31, 2018
Total Cash and Investments: \$139,545.39
Operating funds: \$49,186.40
Two CDs totaling \$89,444.53 plus accrued interest of \$914.46
Reserves for Repair and Replacement are fully funded
Prior Year Owners Equity: \$36,704.10
- The CD held at Mutual of Omaha is due to mature January 27, 2019
- Budgets items assigned to Landscape Repair and Maintenance (line item 6110) in February and March need to be recoded to line item 9800 Repair and Replacement Expenses to accurately account for the expenses coming from Repair and Replacement Reserves fund.

Current and New Business

- Special Exception Permit - Montessori Mansion - Naima Dar attended to discuss moving forward with her special exception permit to allow up to 12 children in her home daycare. The Board provided recommendations on how to proceed with the special exception process including reaching out to her neighbors prior to the planning commission meeting, asking for an updated traffic impact study, and a schedule for pick-up and drop off to accommodate up to 12 children that would have minimal impact on the community. We offered to have her attend another meeting prior to the September planning commission meeting to go over her application if desired.
- Baseball field utilization - the HOA received a proposal to use our baseball field by Virginia One Girls Lacrosse Club LLC for practice for up to 2 hours per day for a maximum of 4 days per week for a period of 3 months at a rate of \$1500/period (Sept - Nov and May - July). It was requested that they only use Penny Oak as the entrance to access the ball field and that Walney Road HOA and the Board of Directors would be additional insureds on their insurance policy. It was motioned by Jennifer and seconded by Rajiv to accept the proposal with the above listed conditions. The motion passed.
- Block Party recap/planning 2019 - The block party was a success again this year. It was suggested by the social committee that they pick a date and stick to it for the future. They suggested August 31st but the

Board suggested pushing it to September 7 which is after Labor Day and after school starts. Start time would be pushed to 5:00pm. It was also suggested that the HOA provide more food - pizza and sandwich trays while asking residents to bring a side, an appetizer or dessert. It was also suggested that the HOA purchase tables to use at the block party as opposed to renting them, bringing back the popcorn machine, not renting the games, continuing with prizes and the firetruck. The HOA needs to purchase new neighborhood signs. The Board unanimously approved the purchase of new signs.

Consent Agenda Items - between meeting actions - Ratified at current meeting

- The Board unanimously approved the revisions made to the Design Guidelines as presented to the Board from the Architectural Review Board. The new Design Guidelines will be posted to the community website.

Action Items

- Jeff will reach out to the social committee with the date change and the suggestions for future events.
- We will wait until we receive the June financial statements to make a final request to re-appropriate funds for repair and replacement reserve line item.

Next Meeting

- The next meeting will be September 4

Adjournment

- 9:06pm