

Walney Oaks Homeowners Association
Annual Meeting Minutes
September 26, 2017

An annual meeting of the membership was convened at the Sully Police Station Community Room located at 4900 Stonecroft Blvd, Chantilly, VA 20151

Attendees:

Jeffrey Wolff	President
Kristina Rinqvist	Vice President
Jennifer Miner	Secretary
Michelle Breslin	Director

Call to Order:

The meeting was called to order at 7:34pm with 15 homeowners, 4 board members, 33 proxies, and 1 CMC representatives.

Proof of Mailing/Proof of Quorum

We have proof of quorum with 49 attendees/proxies received. Two letters were sent to each Homeowner dated August 3 and September 7.

Approval of Minutes:

Meeting minutes from the 2016 Annual Meeting were read and a motion was made by Rob Mozeleski to approve the minutes. The motion was seconded by Carlos Csicsman and the motion carried.

Nomination of Candidates:

Two candidates on the Board are up for re-election – Kristina Rinqvist and Michelle Breslin. Kristina Rinqvist is the only candidate running for re-election. By vote of acclamation with a motion made by Kathy Wright and seconded by Carlos Csicsman. The vote was unanimous and Kristina Rinqvist was re-elected for another 3-year term.

Treasurer's Report:

The unaudited year-end financial statement was available for the meeting. As of August 31, 2017 Walney Road HOA has the following: \$57,391.08 in operating funds and 2 CDs totaling \$88,628.95 plus accrued interest of \$807.56 resulting in total cash and investments totaling \$146,827.59.

The current delinquency for the association is less than 1% with Residential Assessments Receivable account at the end of August at \$450.00 and represents seven accounts. The Reserves for Repair and Replacement are fully funded and has excess funds over \$35,000. Prior Year Owner's Equity is \$45,652.61.

For August, the Income Statement reflects a net operating loss of \$6352.08. This equates to a negative operating budget variance of \$6244.08. Walney Road HOA end fiscal year 2017 with an unaudited net operating loss of \$8,948.51.

Monthly assessments will be maintained at \$55.00/home/month with a budget supplemented by funds from Prior Year Owner's Equity.

President's Report/Community Issues:

ARB Applications/Updates – Craig Ballam shared an update on the ARB, its mission, and updates to and enforcement of the Design Guidelines. He discussed the purpose of the community walk-throughs. He discussed the Walney Oaks Beautification project to get the community involved in sprucing up the neighborhood. The biggest challenge facing the community is the state of the yards with many of them being mainly weeds. If necessary, the Board will hire a company to come in and replace/re-sod lawns and charge the homeowner.

For the day of service – most likely October 14th. Information will be posted on the website and on the sandwich boards at the entrance to the community. Residents will be able to sign up to volunteer.

Additional items of discussion: replacing the landscaping at the front entrance; power washing the front sign; the mailboxes around the neighborhood being replaced with varying designs; colors allowed for doors and shutters; and garage door colors and styles. The concern is making sure the Design Guidelines are as clear as possible to avoid confusion of interpretation.

Community Events – The block party was another great success as was the holiday sleigh ride. Both events will be repeated this upcoming year. The targeted date for the 2018 sleigh ride is December 9th with pick-up and drop-off occurring on Shady Point Place.

Neighborhood watch – Aside from a few cars being broken into earlier in the year, we have had a relatively quiet year in terms of crime. Please keep doors, windows and cars locked to deter criminal activity. Additional information can be found www.fairfaxcounty.gov/police/crime.

Repair and Replacement Reserve Study/Actions – It was asked when the Repair and Replacement Study was last done (2015) and if there are any large ticket items that need to be addressed sooner rather than later. It was suggested that these funds be used to update/replace the landscaping at the front of the community. The privacy fence along Walney Road is in need of repair and will be contracted for this year. Finally, it was asked that the HOA look into building fences along the townhouses that abut the basketball courts.

Parking – Discussion occurred regarding the overflow parking in the community from Walney Village across the street. Because our streets are owned and maintained by VDOT we currently cannot restrict who parks in our community. The Board will reach out to the county to determine what, if any, options are available to help alleviate some of the excess cars parking in our community.

Solar Panels: Currently we restrict solar panels in our Design Guidelines. It was requested that the Guidelines be updated to allow solar panels as they are currently in violation of state and county laws regarding the use of solar panels and solar collection devices in residential areas.

Open Forum/Questions and Answers:

Parking: It was asked if we can paint the curbs around curves yellow to help cut down of people parking so close to the corners/intersections. The Board will call the fire marshall to inquire; Serve-Pro truck parking in the community; RV parking in the community – it was requested that we apply for a community parking district to prohibit miscellaneous parking in the community. Investigate if we can

convert our streets back to private roads. As mentioned above, the Board will reach out to the transportation department of the county to explore our options.

Can we have the mosque put in a stop sign on the exit to their parking lot. The Board will reach out to the mosque to see if they are willing to install an additional stop sign.

Reminders about putting trash cans against the curb. The Board suggested homeowners speak to their neighbors when there is a concern.

Adjournment:

The meeting was adjourned at 8:07pm.