

Walney Oaks Homeowners Association
Annual Meeting Minutes
October 2, 2019

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

Board Attendees:

Jeffery Wolff	President
Brian Correia	Treasurer
Jennifer Miner	Secretary

Call to Order:

The meeting was called to order at 7:01pm with 11 homeowners representing 8 homes, 3 board members, 55 proxies, and 1 CMC representative.

Proof of Mailing/Proof of Quorum

We have proof of quorum with 63 attendees/proxies received. Two letters were sent to each Homeowner dated August 12 and August 29 as notification for this meeting

Approval of Minutes:

Meeting minutes from the 2018 Annual Meeting were reviewed and approved by the Board of Directors per Roberts Rule of Order stating that bodies that meet less than quarterly are not required to vote on meeting minutes.

Nomination of Candidates:

Two candidates on the Board are up for re-election – Jennifer Miner and Brian Correia. Ms. Miner and Mr. Correia are the only two candidates running for the board and no other nominations were made from the floor. A motion for vote of acclamation was made by Al Kelly and seconded by Carlos Csicsmann. The vote was unanimous and Jennifer Miner and Brian Correia were both re-elected to another 3-year term.

Treasurer's Report:

The unaudited year-end financial statement was available for the meeting. As of August 31, 2019, Walney Road HOA has the following: \$60,575.51 in operating funds and 2 CDs totaling \$63,214.41 plus accrued interest of \$65.76 resulting in total cash and investments totaling \$123,855.78.

The current delinquency for the association is less than 1% with Residential Assessments Receivable account at the end of August at \$945.00 which is an increase of \$575.00 from the previous month. The Reserves for Repair and Replacement are fully funded and has excess funds over \$7,000. Prior Year Owner's Equity is \$21,461.46.

For August, the Income Statement reflects a net operating income of \$1985.42. This equates to a positive operating budget variance of \$2,067.42. Walney Road HOA ends fiscal year 2019 with an unaudited net operating loss of \$8,224.37.

Monthly assessments will be maintained at \$55.00/home/month with a budget supplemented by funds from Prior Year Owner's Equity as was done for the current year.

President's Report/Community Issues:

Action Items from 2018 Meeting:

- Parking: It comes up every year, but unfortunately, parking on our streets is not something we are in control of as the streets are considered public Virginia highways.
- Fencing: The cost to fence off the roughly 1200ft of houses that back to the trail would be roughly \$25,000 and not cost effective.
- Crime: In the past 6 months, according to crimereports.com, there has been only one reported crime in our neighborhood and that was an arrest for marijuana possession on July 16, 2019 at the corner of Eagle Chase and Walney Road.
- New Signs: The Board purchased new weatherproof outdoor signs which you may have noticed advertising the summer block party. These will also be used to advertise the Winter carriage ride event and can even be placed outside occasionally reminding people to slow down.

Events:

- We have had two successful events since our last annual meeting, the 2018 Winter Carriage Ride and the 2019 Summer Block Party which for the first time in many years included live music.

Board Actions:

- Winter 2018:
 - Repainted townhouse mailboxes
 - Investigated adding additional lighting near townhomes – tabled due to costs and logistics
- Spring 2019:
 - ARB walkthrough performed and 40 notices of violations were sent
- Summer 2019:
 - Renewed CMC Management Contract and AIAI Insurance Contracts
- Fall 2019:
 - Approved 2019-2020 Budget with no increase to dues (using \$9700 of PYOE)
 - ARB walkthrough performed and more than 40 notifications of violations were sent (a number of violations will require remediation)
 - Approved falling of dead trees from area behind 14044-14058 Eagle Chase (backing up to Waverly Crossing)

Open Forum/Questions and Answers:

- Mr. and Mrs. Kelly shared that the broken-down fence between their property and Waverly Crossing belongs to VDOT. A homeowner from Waverly Crossing is contacting VDOT about its removal.
- Ms. Robertson of the ARB shared that she has created two newsletters – one for the single-family homes and one for the townhouses. She inquired about yard maintenance around the townhouses and was informed that all yard maintenance is the responsibility of the homeowner, whether owner or renter, and if in violation of the Design Guidelines should receive a violation notification. She also asked if it would be possible to have the trees and shrubs around the pillars and front entrance sign trimmed back as they are encroaching on the sign/pillars and making

them less visible from the street. Finally, she inquired about repairing a piece of stone that had fallen from one of the pillars and was informed that a mason would need be called.

- Questions were raised about additional possible dead trees in areas behind Gaston Street and Shady Point Place. The Board will review the areas to determine if the areas in question are under HOA jurisdiction or if they are considered county land. Homeowners were directed to the Fairfax County website for additional information about tree location/ownership (www.icare.fairfaxcounty.gov) and tree removal (www.fairfaxcounty.gov/publicworks/trees).
- It was asked if a stop sign could be added at the edge of the mosque parking lot for people about to enter the Penny Tree Place intersection. The Board will look into this with the mosque and VDOT.

Adjournment:

The meeting was adjourned at 7:38PM.