



# WALNEY ROAD HOMEOWNERS' ASSOCIATION

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**DATE OF MEETING:** January 14, 2019      **FACILITATOR:** Jeffrey Wolff  
**ATTENDEES:** Jennifer Miner, Jeffrey Wolff, Brian Correia, Rajiv Shah, Kristina Ringqvist, Craig Ballam

## ----- AGENDA TOPICS -----

Call to Order: 7:34

### Approval of Minutes from Previous Meeting

- Minutes from the November HOA Board meeting

### Financial Update

- The November financial statements were received and reviewed. As of November 30, 2018, the HOA has a net operating loss of \$257.16 which equates to a negative operating budget variance of \$676.16. Year to date the HOA has a net operating loss of \$1750.54 and a negative operating budget variance of \$2620.54. There are 4 delinquent accounts totaling \$780.00.
- The balance sheet reflects the following for year to date through September 30, 2018  
Total Cash and Investments: \$127,370.05  
Operating funds: \$66,535.37  
Two CDs totaling \$60,608.09 plus accrued interest of \$226.59  
Reserves for Repair and Replacement are fully funded  
Prior Year Owners Equity: \$21,391.46
- The CD held at Mutual of Omaha is due to mature January 27, 2019
- The Green Limited Partnership is still in arrears and the largest delinquent account. A lien has been placed on this property. We will continue to monitor this property.

### Current and New Business

- One of the CDs matures on January 27. An updated rate sheet will be requested and a re-investment strategy will be decided once it is received.
- Originally, the water meters and sensors for the sprinklers weren't installed correctly but are now operational and calibrated correctly. Craig will reach out to Dale at Landscape Concepts to determine watering schedule for the spring and if adjustments are necessary. Any budgeting changes will be made after the upcoming spring/summer watering season
- Jennifer is waiting to hear back from Dominion Virginia Power on street light options for the townhouse area. It was suggested that we install lights similar to the ones in the parking lot of the mosque as they point down instead of up and provide a good amount of illumination. Once more information is available it will be shared with the Board.
- A new homeowner asked about HOA dues. It was shared that they should receive their coupon book from CMC in the mail.
- It was unanimously agreed that additional time will be given for consideration of action items that arise

between meetings requiring immediate attention. At least twenty-four hours will be provided before a vote is captured to ensure adequate time for issue consideration. Any action item causing concern or requiring more in-depth discussion will be tabled to the next meeting for a vote.

- It was mentioned that “curb your dog” signs were posted in the townhouse area. These signs were not posted by the Board. It was asked that all Board members visit the area to look at the signs so further action to possibly include replacing with signs similar to others in the community can be decided upon.
- Enhancements to the ballfield, including a possible irrigation system, were discussed but tabled as the Girls Lacrosse Club has not decided if they will continue to lease the field for practice. Should their utilization of the field become a long-term endeavor additional discussions about field enhancements will be undertaken.

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

- None

### Action Items

- Jeff will reach out to CMC for CD reinvestment rates
- Craig will get recommendations for the spring/summer watering schedule from Dale at Landscape Concepts
- Jennifer will provide updates on the street lights as they are received
- Jennifer will reach out to the Kelly's regarding the fence
- The Board will visit the townhouse area in order to form an opinion on the curb your dog signs.

### Next Meeting

- The next Board meeting will be Monday March 11

### Adjournment

- 8:25PM