



WALNEY ROAD HOMEOWNERS' ASSOCIATION

DATE OF MEETING: November 12, 2019 **FACILITATOR:** Jeffrey Wolff
BOARD ATTENDEES: Virtual Attendees: Jeffrey Wolff, Brian Correia, Kristina Ringqvist, Jennifer Miner
GUEST ATTENDEES: Virtual Attendee: Craig Ballam

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

Call to Order: 7:36pm

Approval of Minutes from Previous Meeting

- Minutes from the September HOA Board meeting were unanimously approved as written.

Financial Update

- The September financial statements were received and reviewed. As of September 30, 2019, the HOA has a YTD net operating loss of \$2364.10 which equates to a negative operating budget variance of \$2634.10. There are nine delinquent accounts totaling \$1140.00 – six of the accounts are managed by The Green Limited Partnership.
- The balance sheet reflects the following for year to date through September 30, 2019
Total Cash and Investments including accrued interest: \$119,389.33
Operating funds: \$55,982.11
Two CDs totaling \$63,300.51 plus accrued interest of \$106.71
Reserves for Repair and Replacement are fully funded
Prior Year Owners Equity: \$13,237.09

Current and New Business

- Election of Officers: a motion was made and seconded to keep the slate of officers the same as the previous year. The slate includes: Jeffrey Wolff – President; Kristina Ringqvist – Vice President; Jennifer Miner – Secretary; Brian Correia – Treasurer; Rajiv Shah – Director-at-Large
- Tree Removal: Trees from the common area between Walney Oaks and Waverly Crossing have been removed. There is one outstanding request from one homeowner, Ms. Digby-Brown, who has reached out to the Board to have a tree located in the common area that is encroaching on her property removed and the roots removed. A quote was received from Destiny's Tree Service, LLC for the amount of \$1600 to remove said trees with an additional \$750 to grind the stumps. It was suggested that members of the board visit the property to inspect the tree(s) in question to determine actions to be taken to include removal of the tree(s) and/or grinding of the roots/stumps. This visit is scheduled for 9:30am Saturday November 16 where a determination will be made on the inclusion of the grinding of the stumps/roots in addition to the removal.
- Liens: We spend approximately \$544 to apply and then release a lien from a home. Liens are filed for delinquent HOA dues and for ongoing ARB violations. Historically these funds are not recovered when payment is received. Jeff will find out if the Board can make a change to when and for what reason liens are filed against homeowners. This will be tabled to the next meeting.
- Snow Removal contract: We received the snow removal contract from Landscape Concepts for the 2019-2020 snow season. The rates for services are the same as previous years. A motion was made and seconded and the

contract was approved.

- ARB Meeting: 5 final notices have been sent out along with seventy-five other violations. Most of the issues are with lawn maintenance. The entry-way will be cleaned up to ensure that the entrance sign is always visible. Craig is working with Dale at Landscape Concepts to ensure that the common areas are being maintained to the same standards that we are holding our homeowners to. A lot of progress has been made but the larger issues will be the focus for the immediate future. Diana will send a notice to the homeowners who still have open recycling bins to alert them to the free larger covered bins. The next newsletter will be distributed in early winter.
- Discussion was held around the free community newspapers that are delivered weekly and tend to collect in driveways and pipestems. It was decided that the HOA will not reach out to the publisher or the delivery company as they are a free publication and readership of said publications by the members of the community is not known. No further action will be taken.
- The Winter Carriage Ride will be held on Sunday December 1st starting and ending on Shady Point Place.

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

- There were no between meeting actions to be ratified

Action Items

- The board will inspect the trees in question for removal at 14058 Eagle Chase Circle to determine course of action to take. The board will meet at 9:30am on Saturday November 16 to review.
- Craig will meet with Dale at Landscape Concepts to go over services provided and ways to improve the community.
- Jeff will reach out to CMC to determine the Board's ability to apply a minimum threshold for a lien to be applied to a residence/homeowner

Next Meeting

- The next Board meeting will be on Tuesday January 7, 2020 at 7:30pm

Adjournment

- 8:30PM