



# WALNEY ROAD HOMEOWNERS' ASSOCIATION

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<b>DATE OF MEETING:</b>	May 19, 2020	<b>FACILITATOR:</b>	Jeffrey Wolff
<b>BOARD ATTENDEES:</b>	Attending Virtually: Jeffrey Wolff, Brian Correia, Kristina Ringqvist, Jennifer Miner		
<b>GUEST ATTENDEES:</b>	Craig Ballam		

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

Call to Order: 7:32pm

### Approval of Minutes from Previous Meeting

- Minutes from the March HOA Board meeting were unanimously approved with one correction.

### Financial Update

- The March financial statements were received and reviewed. As of March 31, 2020, the HOA has a YTD net operating loss of \$6640.05 which equates to a negative operating budget variance of \$6356.05. There are two delinquent accounts totaling \$55.00.
- The balance sheet reflects the following for year to date through March 31, 2020  
Total Cash and Investments including accrued interest: \$118,655.40  
Operating funds: \$54,411.54  
Two CDs totaling \$64,116.78  
Reserves for Repair and Replacement are fully funded  
Prior Year Owners Equity: \$13,237.09

### Current and New Business

- It was asked of the Board to look into the missing boards on one of the gates along the fence line behind the townhouses owned by Greentree Limited Partnership. The ARB will investigate, take pictures and send a violation notice if necessary. There is no further action required by the Board at this time.
- The Board has received a request from a homeowner to remove trees and roots from a tree save area abutting the homeowner's property that have now encroached on her property. The homeowner submitted a quote to the HOA for consideration. The Board solicited its own bid for the services requested – tree removal, grinding of the stumps, and treating the roots with herbicide to kill the roots. In other areas of the community where dead trees have been removed from common area abutting homeowners' properties trees have been removed and roots treated with herbicide. Stumps have not been ground but left to decay on their own. A motion was made and seconded to contract with Destiny's Tree Service for the removal of 13 trees and the treatment of the roots with herbicide for a fee up to \$1800.00. The stumps will not be ground as this service has not been performed in other situations. Prior to approval of this motion, Brian will contact Destiny's Tree Service to ensure herbicide will be applied and to determine if the trees will be left on site or removed.
- The Board received quotes for the renewal of our annual insurance policy. A motion was made and seconded to renew our policy with American Alternative Insurance Corporation for an annual premium of \$3279.00.
- Discussion was held around the viability of hosting an annual block party this September. Given the current situation with COVID-19, the Board and Social Committee are holding off on beginning the planning process.

Once further guidance is provided by local leaders options for a safe, socially-distant event will be discussed.

- ARB Update: second violation notices have been sent; approximately 50 violations have been abated; the spring walk-through has been post-poned due to COVID-19 but the ARB is doing individual walks which have resulted in an additional 6-12 violations have been sent out.

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

The following items were unanimously approved by the Walney Road HOA Board of Directors between the March 2020 meeting and the May 2020 meeting

- The Board unanimously approved the one-time rental of a 20 cubic yard rollaway style dumpster to be placed in the community for 9 days for a fee of \$340.

### Action Items

- Craig will review the fencing along Eagle Chase Circle behind the townhouses owned by Greentree Limited Partnership
- Brian will reach out to confirm proposal details with Destiny Tree Services includes application of herbicide to the roots of the removed trees
- Jeffrey will sign and submit the AIAI insurance policy renewal to CMC
- Jeffrey will notify the homeowner that work will commence on her tree removal in the very near future

### Next Meeting

- The next Board meeting will be on July 14, 2020 at 7:30pm

### Adjournment

- 8:06PM