



WALNEY ROAD HOMEOWNERS' ASSOCIATION

DATE OF MEETING: July 28, 2020 **FACILITATOR:** Jeffrey Wolff
BOARD ATTENDEES: Attending Virtually: Jeffrey Wolff, Brian Correia, Kristina Ringqvist, Jennifer Miner
GUEST ATTENDEES:

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

Call to Order: 7:33pm

Approval of Minutes from Previous Meeting

- Minutes from the May HOA Board meeting were unanimously approved.

Financial Update

- The June financial statements were received and reviewed. As of June 30, 2020, the HOA has a YTD net operating loss of \$5864.05 which equates to a negative operating budget variance of \$6228.05. There are one delinquent account totaling \$10.00.
- The balance sheet reflects the following for year to date through June 30, 2020
Total Cash and Investments including accrued interest: \$118,655.40
Operating funds: \$55,225.59
Two CDs totaling \$64,116.78
Reserves for Repair and Replacement are fully funded
Prior Year Owners Equity: \$13,294.05

Current and New Business

- It was noted that we are spending a large amount of money on Architectural – mainly for violation notifications. The ARB has stepped up their walk-throughs and number of violations being sent out which has resulted in a significant outlay of funds. The HOA is charged \$15/violation notification. It was recommended that the entire ARB attend the next board meeting to discuss ways to reduce this budget line item for the next fiscal year. They will be contacted to join the next meeting. It was discussed that it may make financial sense for this activity to be privatized into the ARB. Options will be discussed at the upcoming meeting.
- Craig was not in attendance to discuss the fencing around the townhouses so this action item is deferred to the next meeting.
- Destiny Tree Service has completed the work behind the house on Eagle Chase Circle. The trees were removed, the stumps were treated with herbicide and then ground.
- The ARB is working on the next newsletter and a draft should be available in the next week or so.
- AAA/Republic has been contacted about emptying the trashcan at the tot lot as it hasn't been emptied in a while. Jeffrey reached out on Friday and the cans to be emptied were identified to a customer service rep and she passed the information on to dispatch. There are still concerns about COVID as agents aren't supposed to get off the truck to empty cans yet they are collecting yard waste and emptying small recycling bins. Kristina will confirm if the cans have been emptied tomorrow and will report back to the Board. It will then be determined if additional action is required

- The Board is beginning the planning process for the 2020 annual meeting as well as preparing for the 2021 budget. Due to COVID it will be a virtual meeting. Jeffrey will set up a link to be used for the meeting. Jeffrey will reach out to CMC to ask for a draft budget for us to work from. He will also let them know that the meeting will be virtual. The annual meeting will be Tuesday October 6th at 7:00pm. Information about the virtual meeting will be included in the upcoming newsletter, posted on the community website and included in all annual meeting related mailings. We will use Election Buddy for the election of board members at the annual meeting. Kristina and Rajiv are both up for re-election.

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 May 2020 meeting and the July 2020 meeting

- The Board unanimously approved to pay Destiny Tree Service \$1800 for the cut-down and haul-away of dead trees located in a tree save area behind a home on Eagle Chase Circle. The Board also unanimously approved an additional \$300 to have herbicide to the roots of the felled trees. The homeowner has agreed to pay \$750 to Destiny Tree Service to grind the stumps of the removed trees. The HOA will be invoiced for \$2100 and the homeowner will be billed separately for the \$750.

Action Items

- Kristina will reach out to Craig to have the ARB join the next board meeting and provide information about the virtual annual meeting to be included in the next newsletter
- Jeffery will reach out to CMC to solicit a draft budget for 2021 and provide an update about the annual meeting
- Craig can provide an update on the fencing around the townhouses at the next meeting

Next Meeting

- The next Board of Directors meeting will be on Sept 8, 2020 at 7:30pm
- The annual meeting will be Tuesday October 6th at 7:00pm

Adjournment

- 8:30PM