



# WALNEY ROAD HOMEOWNERS' ASSOCIATION

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**DATE OF MEETING:** September 8, 2020      **FACILITATOR:** Jeffrey Wolff

**BOARD ATTENDEES:** Attending Virtually: Jeffrey Wolff, Brian Correia, Kristina Ringqvist, Jennifer Miner, Rajiv Shah

**GUEST ATTENDEES:**

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

**Call to Order: 7:32pm**

### **Approval of Minutes from Previous Meeting**

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

### **Financial Update**

- The July financial statements were received and reviewed. As of July 31, 2020, the HOA has a YTD net operating loss of \$5350.47 which equates to a negative operating budget variance of \$5437.47. There are one delinquent account totaling \$65.00.
- The balance sheet reflects the following for year to date through July 31, 2020  
Total Cash and Investments including accrued interest: \$116,802.21  
Operating funds: \$52,157.25  
Two CDs totaling \$64,204.24  
Reserves for Repair and Replacement are fully funded  
Prior Year Owners Equity: \$13,294.05

### **Current and New Business**

- AAA is still not emptying the trash cans at the tot lot but are being emptied at the tot lot. Numerous calls have been made to AAA to rectify this situation. Another call will be placed by Jennifer to find a solution.
- Annual budget is being kept the same as the 2019 budget with dues being maintained at \$55/month/household. The budget deficit will be supplemented with PYOE funds.
- Destiny Tree service has not provided a quote for the tree inspection/removal along Eagle Chase Circle. Additionally, an invoice for prior work completed has not been received. Brian will reach out again to check on the status of the estimate.
- Annual Meeting – voting is taking place. We have received 26 votes to date and need to have at least 40 votes to achieve quorum. Reminders will be posted online and at the entrance of the community. The meeting will take place virtually. Agenda items will include an update on tree save issues; AAA covid updates; ARB updates regarding violation notices.
- Halloween – discussion took place on how to handle Halloween festivities. It was agreed that if the Governor or County issues a recommendation about Halloween we will follow that recommendation. The Board would then make a statement discouraging trick or treating in the community by posting signs at the entrance to the community. In the meantime, the community will also be polled via emails collected during the annual HOA meeting voting to get a sense of where the community stands on allowing or disallowing community-wide Trick or Treating. Ultimately, even if the HOA posts a sign discouraging Trick or Treating it will be up to each

individual homeowner to decide how they want to participate. At this time any further action will be tabled until additional guidance is received. It was also proposed by the Socials Committee that the community host a Halloween parade. Details would need to be ironed out as to how to maintain social distancing within the parade.

- Questions were brought to the Board by Rajiv Shah about drainage issues in his backyard and whether or not it should be addressed by the board. It became evident the issue is stormwater management/infrastructure planning related as his house is located near catch basins installed by the builder. It was recommended that Rajiv speak with his neighbors about how to best address the flooding/standing water issue as it is not within the HOA responsibility to address/solve since it's on private property. As noted in the Design Guidelines, the ARB/HOA is able to identify areas in need of improvement and make recommendations based on property management standards. However, the ARB/HOA does not rectify/remediate problems/areas of concern – all lot/landscape/exterior improvements must be done at the homeowner's expense.

### 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 July 2020 meeting and the September 2020 meeting

- There were no items to ratify at this meeting

### Action Items

- Jennifer will reach out to AAA/Republic regarding the emptying of the tot lot trashcans
- Brian will reach out to Destiny Tree Service regarding the quote for tree removal along Eagle Chase Circle
- Rajiv will reach out to Fairfax County to determine if there is any course of action he can take to address the water in his backyard.

### Next Meeting

- The annual meeting will be Tuesday October 6<sup>th</sup> at 7:00pm
- The next Board of Directors meeting will be scheduled after the annual meeting

### Adjournment

- 9:08PM