



# WALNEY ROAD HOMEOWNERS' ASSOCIATION

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**DATE OF MEETING:** November 17, 2020      **FACILITATOR:** Jeffrey Wolff

**BOARD ATTENDEES:** Attending Virtually: Jeffrey Wolff, Brian Correia, Kristina Ringqvist, Jennifer Miner, Michelle Breslin

**GUEST ATTENDEES:**

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

**Call to Order: 7:34pm**

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

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

### **Financial Update**

- The September financial statements were received and reviewed. As of September 30, 2020, the HOA has a YTD net operating loss of \$1784.51 which equates to a negative operating budget variance of \$2038.51. The Residential Assessments Receivable account at the end of September 2020 is \$120 – this is a \$50 increase from August.
- The balance sheet reflects the following for year to date through September 30, 2020  
Total Cash and Investments including accrued interest: \$119,844.37  
Operating funds: \$54,954.55  
Two CDs totaling \$64,292.28  
Reserves for Repair and Replacement are fully funded, however the budgeted reserve funding is less than the Reserve Study requirement  
Prior Year Owners Equity: \$7751.75

### **Current and New Business**

- Elections for board positions were held. Jeffrey Wolff was elected as president; Kristina Ringqvist as Vice-President; Brian Correia as Treasurer; Jennifer Miner as Secretary and Michele Breslin as Director at Large
- Based on the status of PYOE we will need to be increasing dues for FY 2021-2022. This will need to be communicated to the community well in advance of the increase. Prior to this a budget study will be conducted in the coming months to determine what the feasible increase should be.
- AAA has been contacted and they will now be removing trash from the receptacle at the tot lot. However it was suggested that because most of the refuse is pet waste that a separate receptacle be installed specifically for pet waste.
- Destiny Tree service has provided a quote for the tree inspection/removal along Eagle Chase Circle as well as Penny Tree Place. It was requested that a second bid be obtained. Michelle will secure a second bid for comparison. Kristina will also investigate the location of the trees on Penny Tree as it's possible they are on a homeowner's property and not common ground. The Board is in agreement that line items 1 & 2 – removal of trees and hauling of debris needs to be completed; however, the stumps in the common area will not be ground. Brian will also reach out to Destiny to confirm the quote and that the trees in question – specifically the maple – need to be removed.
- Discussion was held around the possibility to assessing fines to homeowners who receive ARB violations

every year. Research needs to be done to determine how many homeowners fall into this category; would a fine be assessed for the same violation being documented multiple times or for multiple violations within a specific time frame. It was also suggested that more transparency around the costs associated with ARB violations be communicated with the neighborhood through the newsletter. It was requested that a list be compiled of how many violation letters were mailed, how many were to repeat offenders and what the costs associated with each violation letter. This information will be reported back to the Board for further discussion and decision.

- Pet Waste Receptacle – the cost to purchase the unit is approximately \$360 from Doodie Calls which includes 400 bags and 50 liners. The Board can purchase one for approximately \$280 and we would have to install it. Weekly cost for emptying is \$11.10. A motion was made and seconded that a pet waste station be purchased from Doody Calls and installed at the tot lot, pending overall costs. Jeff will reach out to the company to inquire about costs associated with adding a second pick-up.
- Snow Removal Contract: has been executed and sent back to Landscape Concepts. The fees for services remain the same as last year.
- A question was raised about the status of the carriage ride this year. After discussion it was decided that we would skip this activity this year due to the ongoing pandemic.

### 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 September 2020 meeting and the November 2020 meeting

- The Board unanimously approved to allocate a maximum \$400 to purchase Halloween candy and treat bags to be distributed to children participating in the first annual Halloween Costume Parade.
- The Board unanimously approved to roll the CD maturing on Oct 21, 2020 at Sandy Spring Bank to a 12-month term with Capital Bank at a rate of 0.8%

### Action Items

- Michelle will reach out to her tree company for a quote
- Brian will confirm trees need to be removed with Destiny
- Kristina will work with Craig to compile a list of total and repeat ARB Violator
- Kristina will confirm the location of the trees on Penny Tree
- Jeff will reach out to Doody Calls to inquire about second station and pick up
- Once bids for the Tree Removal are received a decision to action will be made

### Next Meeting

- The next meeting will be January 5, 2021 at 7:30pm

### Adjournment

- 8:35pm