



WALNEY ROAD HOMEOWNERS' ASSOCIATION

DATE OF MEETING:	January 5, 2021	FACILITATOR:	Jeffrey Wolff
BOARD ATTENDEES:	Attending Virtually: Jeffrey Wolff, Brian Correia, Kristina Ringqvist, Jennifer Miner, Michelle Breslin		
GUEST ATTENDEES:	Craig Ballam		

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

Call to Order: 7:34pm

Approval of Minutes from Previous Meeting

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

Financial Update

- The November financial statements were received and reviewed. As of November 30, 2020, the HOA has a YTD net operating income of \$479.52 which equates to a positive operating budget variance of \$57.52.
- The Residential Assessments Receivable account at the end of November 2020 is \$20
- The balance sheet reflects the following for year to date through November 30, 2020
Total Cash and Investments including accrued interest: \$122,079.83
Operating funds: \$56,995.38
Two CDs totaling \$64,321.12
Reserves for Repair and Replacement are fully funded by cash and the Association has excess funds of over \$4000.00; however, the budgeted reserve funding is less than the Reserve Study requirement
Prior Year Owners Equity: \$7751.75

Current and New Business

- 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 the announcement, a budget study will be conducted in the coming months to determine what the feasible increase should be.
- We have a CD maturing February 12th. The most up-to-date rates sheet will be requested from CMC so re-investment options can be decided on.
- Doody Calls has been contracted to install a second pet waste station near the tot lot. The station has not been installed yet. Jeff will reach out to get a status update.
- Growing Earth will be pruning and removing trees throughout the community on or around January 28, 2021. The Leland Cypress trees between Gaston and the townhouses require attention. They have a fungus that is slowly killing them from the ground up. Because they aren't on HOA property, the maintenance and/or removal of the trees will fall to the homeowner. Craig will reach out to the homeowner to discuss the trees and their maintenance.
- Further Discussion around the possibility of assessing fines to homeowners who receive multiple ARB violations every year WAS TABLED UNTIL NEXT meeting. 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.

- Information about the enforcement of maintenance of property standards from our Declaration of Covenants and Bylaws and Design Guidelines with property maintenance standards were sent to the board prior to the meeting for review prior to discussion. The information in the Covenants and Bylaws supersedes the Design Guidelines.
- Four persistent violators were sent final notices requiring them to provide proof of a lawn service contract. 14042 Eagle Chase Circle has provided proof of contract to the ARB for the required work. 14038 Eagle Chase Circle has contacted the Board and ARB and will be completing the required work and will provide receipts and milestone schedule of lawn treatments based on an agreement set up with the ARB/Board.
- The Board unanimously approved a motion to enter into a contract with Landscape Concepts to begin lawn maintenance work only (excluding mulching and pruning costs) for 14021 Eagle Chase Circle and for the pruning work only at 14082 Eagle Chase Circle with costs billed to the Homeowner on or around February 1st. Letters will be going out immediately to all homes listed except 14042 Eagle Chase Circle to provide an update about the Board's decision and giving homeowners one last chance to secure their own contracts or agree to performing the work and providing receipts for supplies. Lawn maintenance service contracts will be for a term of 12-month/one-year with the option to extend if the homeowner is not willing to maintain the property. The service contract terms will be included, when necessary, in the letters sent.

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 November 2020 meeting and the January 2021 meeting

- The Board unanimously approved a motion to have Doody Calls install a second pet waste station by the tot lot and to contract for weekly pick-up of waste for a fee of \$321.00 plus \$11.10/week.
- The Board unanimously approved a motion to have the ARB investigate the ownership of approximately 19 Leyland Cypress trees in need of pruning and/or removal located between the townhouses and a home on Gaston Street. Once ownership of the trees is confirmed appropriate action by either the homeowner or the HOA will be taken to remove the dead limbs/trees
- The Board unanimously agreed a motion to spend up to \$4420 with Growing Earth Tree Care for the pruning and/or removal of dead trees in the tree save area between Walney Oaks and Waverly Crossing (along Eagle Chase Circle)
- The homeowners at 14048 Eagle Chase Circle have opted to have a large tree removed from the common area at their expense less the \$855 the HOA was going to pay for pruning. The homeowner will work with Growing Earth to settle the balance due for the work.

Action Items

- Jeff will reach out to CMC for the most recent rate sheets for CD reinvestment
- Jeffrey will reach out to Doody Calls to get an update on the installation
- Craig will reach out to CMC to get costs associated with each violation notice

Next Meeting

- The next meeting will be March 9, 2021 at 7:30pm

Adjournment

- 9:23PM