



WALNEY ROAD HOMEOWNERS' ASSOCIATION

DATE OF MEETING: July 20, 2021 **FACILITATOR:** Jeffrey Wolff
BOARD ATTENDEES: Jeffrey Wolff, Brian Correia, Kristina Ringqvist, Jennifer Miner, Michelle Breslin
GUEST ATTENDEES:

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

Call to Order: 7:36pm

Approval of Minutes from Previous Meeting

- Minutes from the May HOA Board meeting were unanimously approved with no changes

Financial Update

- The May financial statements were received and reviewed. As of May 31, 2021, the HOA has a YTD net operating loss of \$185.49 which equates to a positive operating budget variance of \$31.51.
- The Residential Assessments Receivable account at the end of May 2021 is \$50.00 - represented by 2 accounts
- The balance sheet reflects the following for year to date through May 31, 2021
Total Cash and Investments including accrued interest: \$118,130.81
Operating funds: \$52,693.43
Two CDs totaling \$65,273.37
Reserves for Repair and Replacement are fully funded by cash and the Association has excess funds of over \$3000.00; however, the budgeted reserve funding is less than the Reserve Study requirement
Prior Year Owners Equity: \$7751.75

Current and New Business

- After discussion it was unanimously decided to separate the Property Maintenance Standards into three sub-groups to include Lawn/Turf Maintenance (A-D); Trees, Shrubs and Other Landscaping Maintenance (F & G); and Structure/House Maintenance (E, H & I). This will allow the ARB to classify violations by sub-group for easier tracking/reporting. For a violation fine to be assessed, a property would need to be in violation of the same sub-group at least three times in a two-year period from the first violation notice. The first two violations per sub-group category would not incur a fine. The third would incur a \$45.00 fine with fourth and all subsequent violations for the same sub-group being fined at \$75.00 each until the violation is remediated. This language will be sent to the ARB for incorporation into the Design Guidelines and Violation notifications.
- The ARB still owes the Board the final language for the Design Guidelines updates. It will include Solar Panel updates, fencing updates, property maintenance sub-group break-out, violation fine language, and recycle bins. Once complete, it will be sent to the Board for final review. The updated Guidelines will be presented to the community at the Annual Meeting in October.
- There is a large crack down the middle of the basketball court that needs to be repaired. This is the only crack on the court. A motion was made and seconded to purchase crack sealant that the HOA will install in the crack to seal it. The motion passed with unanimous consent and once purchase the Board will fill the crack in the court.

- The document outlining the increase in dues will be posted on the community website and the Facebook pages to remind residents about the increase in dues on September 1st to \$65.00/month. Additionally, the sandwich boards will be posted in the community with the update.
- We will wait to hear from the Social Committee with regard to ideas for smaller mini events such as kite flying at the ballfield, an Easter Egg Hunt in the Spring, community clean-up etc. that can take place throughout the year to bring the community together since larger scale activities are still on hold
- The tot lot mulch is full of weeds and is getting thin. Jeff will reach out to Landscape Concepts to secure quotes for replacing the mulch chips versus cleaning it up/weeding it and fluffing it.
- For Board awareness, during the sales process of a home in the community, CMC sends a representative out to do an inspection of the property. They review the ARB applications on file for any additions to the original lot/structure in addition to all violations listed for the property. They also inspect for any additional violations for reporting to the buyer prior to closing.
- The annual meeting will be virtual on Tuesday October 5th at 7:00PM. Jeff is up for re-election this year. The election will be held online again this year. A communication about the annual meeting and election will be sent to CMC by Jeff.

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 2021 meeting and the July 2021 meeting

- The Board unanimously approved a service contract in the amount of \$375.00 for Hydro-Tech to perform maintenance and repair of components of the front entrance sprinkler system
- The Board unanimously agreed to change the language for Solar Panels in the Design Guidelines. The change in language eliminates references to only allowing the installation of solar panels on the rear side of the house/rear plane of the roof

Action Items

- Jeff will purchase filler for the basketball court
- Jennifer will post the letter about dues increase Facebook as it will be posted to the website.
- Jeff will reach out to the Cathy to secure the Hayride for Christmas and to create the sandwich boards about the dues increase
- Jeff will reach out to CMC regarding his re-election and annual meeting

Next Meeting

- The next meeting will be September 9, 2021 at 7:30pm in person

Adjournment

- 9:03PM