



# WALNEY ROAD HOMEOWNERS' ASSOCIATION

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**DATE OF MEETING:** September 9, 2021      **FACILITATOR:** Jeffrey Wolff  
**BOARD ATTENDEES:** 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 July HOA Board meeting were unanimously approved with no changes

### **Financial Update**

- The July financial statements were received and reviewed. As of July 31, 2021, the HOA has a YTD net operating loss of \$143.61 which equates to a positive operating budget variance of \$179.39.
- The Residential Assessments Receivable account at the end of July 2021 is \$110.00 - represented by 2 accounts
- The balance sheet reflects the following for year to date through July 31, 2021  
Total Cash and Investments including accrued interest: \$115,646.00  
Operating funds: \$50,134.56  
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: \$7732.75
- The monthly assessments increased effective September 1, 2021 to \$65.00/month

### **Current and New Business**

- Additional discussion was held after between-meeting communication between the ARB and Board surrounding the Violation Administrative Cost Recovery. Confirmation was received from CMC as to the full cost associated with sending three violation notices and related billing. Based on these rates, after the 3<sup>rd</sup> violation notice in a three-year period the homeowner will be assessed a fine of \$80.00. Any subsequent violation in the same three-year period would incur an additional \$80 assessment. These assessments would be paid with the normal HOA monthly assessments. Language about the new Violation Administrative Cost Recovery process will be added to the Design Guidelines. The motion to adopt this language was approved 3-1 with the President not having a vote. Information about this update will be included with the upcoming fall newsletter.
- A Q&A document will be drafted for posting to the community website addressing commonly asked questions about living in Walney Oaks
- The ARB continues to draft 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 crack sealant for the basketball court has been ordered. Once it's received the crack will be repaired
- The annual meeting will be virtual on Tuesday October 5<sup>th</sup> 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.
- Voting for the annual meeting is taking place online. To date, we only have 17 votes and need to have 40+ in order to achieve quorum. A reminder will be placed on both Facebook pages to drive voting over the coming weeks.
- The ice cream truck on the first day of school was a huge success. It was recommended that this become an annual event. The holiday carriage ride is scheduled for December.

### 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 2021 meeting and the September 2021 meeting

- The Board unanimously approved the installation of a larger 20 gallon can at the Doody Calls station at the entrance to the community for a fee of \$329 plus tax. The monthly service cost will remain the same.
- The Board unanimously approved Landscape Concepts to replace the tot lot bulk wood chips and to perform necessary maintenance including weeding and edging of the area for a fee of \$628.75.

### Action Items

- Jennifer will draft up commonly asked questions for posting on the website
- The basketball court cracks will be fixed once it arrives

### Next Meeting

- The next meeting will be the annual meeting on October 5, 2021 at 7:00pm via zoom

### Adjournment

- 8:24PM