

Walney Oaks Homeowners Association  
Annual Meeting Minutes  
October 5, 2021

An annual meeting of the membership was convened virtually due to the ongoing COVID-19 pandemic

**Attendees:**

Jeffery Wolff	President
Kristina Ringqvist	Vice President
Jennifer Miner	Secretary
Michelle Breslin	Director

**Call to Order:**

The meeting was called to order at 7:03pm. Four board members, one CMC representative and 4-6 homeowners representing 4 homes attended virtually.

**Proof of Mailing/Proof of Quorum**

We have proof of quorum with 47 on-line votes and 4 on-line attendees. Two letters were sent to each Homeowner dated August 9 and September 1 as notification for this meeting

**Approval of Minutes:**

Meeting minutes from the 2020 Annual Meeting were reviewed and approved by the Board of Directors per Roberts Rule of Order for bodies that meet less than quarterly are not required to vote on Annual Meeting minutes.

**Nomination of Candidates:**

One candidate on the Board is up for re-election – Jeffrey Wolff. Sardar Zaman submitted a candidacy statement after the online voting system was in effect and was able to be added as a write-in candidate. No additional candidates were named.

**Election Results:**

Based on on-line voting results Mr. Wolff was elected to serve another three-year term.

**Treasurer's Report:**

The unaudited year-end financial statement was available for the meeting. As of August 31, 2021, Walney Road HOA has the following: \$44,429.12 in operating funds and 2 CDs totaling \$65,273.37 plus accrued interest resulting in total cash and investments totaling \$109,977.59.

The current delinquency for the association is less than 1% with Residential Assessments Receivable account at the end of August at \$175.00 which is an increase of \$65.00 from the previous month. The Reserves for Repair and Replacement are currently underfunded by over \$2900.00. This underfunding should be corrected by the FY22 assessment increase. Prior Year Owner's Equity is \$7,732.75.

For August, the Income Statement reflects a net operating loss of \$2116.90. This equates to a negative operating budget variance of \$2057.90. Walney Road HOA ends fiscal year 2020 with an unaudited net operating loss of \$7163.53. This amount is less than was pulled from PYOE to supplement to FY20 budget and any surplus will be returned to PYOE for future use.

Monthly assessments were increased to \$65.00/home/month to allow for overall increased costs for goods and services used to manage and maintain the community.

### **President's Report/Community Issues:**

#### **Actions taken by the Board in 2020-2021:**

The HOA Board of Directors did a number of things as well to improve the governance of our association:

1. Due to the depletion of our Prior Year's Owners Equity fund over the past 10 years, the Board agreed that it was time to raise the monthly assessment beginning with the new fiscal year on September 1st. The increase from \$55/month to \$65/month approved by the board should allow us to avoid increases due to inflation for another large period of time.
2. A second pet waste station with regularly scheduled pickups was added by the tot lot. This reduced the pet waste being deposited in the normal trash receptacle.
3. A large pruning and dead tree removal project was conducted in the tree save area between Walney Oaks and Waverly Crossing (along Eagle Chase Circle).
4. The HOA once again provided a community dumpster in April 2021.
5. Updates were made by the Architecture Review Board to the Design Guidelines regarding solar panels, allowed fencing materials, requiring lids for recycle bins and
6. Most importantly a few changes designed to reduce and recover the administrative fees associated with violations of design guidelines.
  - a. First was to use door hangers for first violations rather than sending notices through CMC to reduce administrative costs. Most violations are abated after this first notice.
  - b. But the more substantive change was the creation of a new policy that after a 3rd violation notice in a three-year period the homeowner in question will be assessed a fee of \$80.00 to recover the administrative cost that the HOA pays to CMC. Any subsequent violation in the same three-year period would incur an additional \$80 assessment as well.

#### **Events:**

The 2020-2021 administrative year for the HOA was mostly uneventful. Obviously, the COVID-19 pandemic changed our ability to provide social events for the community.

1. We did not have our Winter Carriage Ride event in December of 2020 although we are bringing it back this year and it will take place on Saturday, December 4th from 12-2pm.
2. We did not have a 2020 or 2021 Community Block Party, although we do hope to return to that next Summer. In its place, we did have a Back to School Ice Cream Social on August 23rd which was a big hit.
3. In October 2020, the HOA did a Halloween Parade providing bags of candy to all the children who would normally Trick or Treat in our community to prevent them going door to door. This year, we will not have the Halloween Parade but will let parents and homeowners decide their level of activity around Trick or Treating.
4. The Socials Committee is also looking for other smaller events in 2022 like the Ice Cream Truck event that we can conduct seasonally as appropriate.

**Open Forum/Questions and Answers:**

- It was brought to the Board's attention that the trash receptacles at the ballfield and basketball court are in disrepair and in need of replacement. The Board will order new cans for installation at the next scheduled meeting
- Some residents/visitors of the townhouses seem to be discarding yard waste, household trash and renovation debris in the trashcans by the basketball court and ballfield. A reminder will be included in the townhouse newsletter about how best to dispose of yard and household waste so as not to overwhelm these cans each week.

**Adjournment:**

The meeting was adjourned at 7:13PM.