



# WALNEY ROAD HOMEOWNERS' ASSOCIATION

---

**DATE OF MEETING:** January 18, 2022      **FACILITATOR:** Jeffrey Wolff

**BOARD ATTENDEES - VIRTUALLY:** Jeffrey Wolff, Brian Correia, Jennifer Miner, Michelle Breslin

**GUEST ATTENDEES - VIRTUALLY:** Craig Ballam

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

**Call to Order: 7:37pm**

**Approval of Minutes from Previous Meeting**

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

### **Financial Update**

- The November financial statements were received and reviewed. As of November 30, 2021, the HOA has a net operating income of \$197.45 which equates to a negative operating budget variance of \$291.55.
- Year to date, the HOA has a net operating income of \$742.83 and a positive operating budget variance of \$28.83
- The Residential Assessments Receivable account at the end of November 2021 is \$478.00 - represented by 9 accounts (4 of which are under The Green Limited Partnership)
- The balance sheet reflects the following for year to date through November 30, 2021  
Total Cash and Investments including accrued interest: \$120,150.32  
Operating funds: \$54,494.04  
Two CDs totaling \$65,381.61  
Reserves for Repair and Replacement are currently underfunded by over \$500.00 This underfunding should be corrected by the FY22 assessment increase.  
Prior Year Owners Equity: \$569.22.
- We have a CD maturing in mid-February. Jeff will reach out to CMC for the current rates and will report back to the Board

### **Current and New Business**

- Design Guidelines: The updated guidelines have been uploaded to the HOA Community Website
- The Carriage Ride was held on Saturday December 4<sup>th</sup> from 12-2. It was a gorgeous day and the event was very well attended by residents in the community.
- The trashcans by the ballfield and basketball courts are in disrepair and need to be replaced. It was suggested that the Board purchase the boards to replace around the metal rings to create a new trashcan as this would be a more cost-effective option and will allow us to keep the design the same. A motion was made and seconded to have the ballfield trashcans repaired by the Board at a cost of materials plus \$100 labor charge.
- Discussion was had about hosting a community food drive in the spring to support the Western Fairfax Christian Ministries Food Pantry. A date was decided for May 15<sup>th</sup>. The signs will be put out on April 30/May 1<sup>st</sup> to advertise the event. A list of needed/requested items will be provided with the

advertisement/notification. Jennifer will coordinate with the Social Committee on the signs.

- We received the 2021 Fraud letter and questionnaire for completion by the treasurer. Brian will get these filled out and submitted. We also received information about our upcoming audit.
- ARB Report: Craig is working with CMC to understand next steps for the house with many dead trees as they will be receiving their third notification for failure to comply with the Design Guidelines.

### **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 Nov 2021 meeting and the Jan 2022 meeting and were ratified**

- The Board unanimously agreed to post a No Dumping/Private Property sign near the trashcan at the ballfield to discourage people from leaving large items beside the trashcan.

### **Action Items**

- Jennifer will purchase materials for the trashcans to be completed as soon as possible
- Jennifer will work on the Community Food Drive when it gets closer.

### **Next Meeting**

- The next meeting will be on March 15, 2021 at 7:30pm via zoom

### **Adjournment**

- 8:06PM