

Walney Oaks Homeowners Association
Annual Meeting Minutes
October 11, 2022

An annual meeting of the membership was convened virtually due to the ongoing pandemic. The purpose of the annual meeting is to elect members of the community to serve on the HOA Board as well as share an overview of actions taken by the HOA Board over the past fiscal year.

Attendees:

Jeffrey Wolff	President
Kristina Ringqvist	Vice President
Brian Correia	Treasurer
Michelle Breslin	Director
Mr. and Mrs. Kelly	Homeowners

Call to Order:

The meeting was called to order at 7:02pm. Four board members, one CMC representative and 2 homeowners representing 1 home attended virtually.

Proof of Mailing/Proof of Quorum

We have proof of quorum with 71 on-line votes. Two letters were sent to each Homeowner dated August 11 and September 1 as notification for this meeting

Nomination of Candidates:

Two candidates on the Board are up for re-election at this meeting – Jennifer Miner and Brian Correia. Lakshmi Srinivasan was added as a write-in candidate though no official candidacy statement was received. No additional candidates were named.

Election Results:

Based on on-line voting, held via Election Buddy from Sept 6 – October 10, Jennifer Miner and Brian Correia were both 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, 2022, Walney Road HOA has the following: \$59,618.65 in operating funds and 2 CDs totaling \$65,758.15 plus accrued interest resulting in total cash and investments totaling \$125,500.10.

The Residential Assessments Receivable account at the end of August is \$3827.65 which is an increase of \$95.00 from the previous month. The Reserves for Repair and Replacement are currently underfunded by \$395.67. Prior Year Owner's Equity is \$750.22.

For August, the Income Statement reflects a net operating loss of \$174.39. This equates to a negative operating budget variance of \$139.39. Walney Road HOA ends fiscal year 2022 with an unaudited net operating income of \$5795.67.

Monthly assessments were maintained at \$65.00/home/month.

President's Report/Community Issues:

Actions taken and Events Hosted by the Board in 2021-2022:

1. The HOA Board and Architectural Review Board updated the Community Design Guidelines to include allowing aluminum fences as an option on rear yards, requiring lids for recycling containers, removing some restrictions for solar panel placement and adding language to allow for the recouping of administrative fees associated with ongoing HOA design guidelines violations.
2. Repairs were made to the Basketball court – fillers were applied to the cracks in the surface and the trashcan holders were rebuilt and the inner cans were replaced at both the ballfield and basketball court
3. The ARB completed their community walk-throughs in the Spring and Fall with notices being sent to those homes in violation of our Design Guidelines.
4. The HOA contracted with Growing Earth Tree Company to inspect the trees in the tree save areas around the community. This resulted in the thinning/crowning of a couple of trees. We did an extensive tree save clean-up of this same area in 2021.
5. Community events held this year included the Holiday Carriage ride in December; a Community Food drive in the April to benefit the Western Fairfax Christian Ministries Food Pantry; and the annual block party in August.

Open Forum/Questions and Answers:

- Clarification on the Solar Panel placement updates was requested.

Adjournment:

The meeting was adjourned at 7:13PM.