



WALNEY ROAD HOMEOWNERS' ASSOCIATION

DATE OF MEETING: June 13, 2023 **FACILITATOR:** Jeffrey Wolff
BOARD ATTENDEES - Jeffrey Wolff, Jennifer Miner, Kristina Ringqvist, Brian Correia (virtual)
GUEST ATTENDEES - Diana Robertson

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

Call to Order: 7:32pm

Approval of Minutes from Previous Meeting

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

Financial Update

- The April 2023 financial statements were received and reviewed. For the month of April 2023, the HOA has a net operating income of \$1444.32 which equates to a positive operating budget variance of \$1559.32.
- Year to date, the HOA has a net operating income of \$4377.69 and a positive operating budget variance of \$4426.69
- The Residential Assessments Receivable account at the end of April is \$159.00 - represented by 4 accounts
- The balance sheet reflects the following for year to date through April 30, 2023
Total Cash and Investments including accrued interest: \$138,999.90
Operating funds: \$72,312.88
Two CDs totaling \$66,043.88
Reserves for Repair and Replacement are fully funded with an excess of over \$10,500.00.
Prior Year Owners Equity: \$6545.89

Current and New Business

- The ARB came back to the Board with recommendations around greenhouses. The ARB unanimously recommends keeping the current Greenhouse Guideline stating that Greenhouses of all types are strictly prohibited (section 7.17).
- A homeowner submitted an appeal to the denial received on 5/16 for the application to install a greenhouse. The Board has decided that a hearing for this appeal will occur on July 5th via ZOOM meeting. A communication will be sent to the homeowner for acceptance.
- It was recommended that the Board employ a surveyor to survey the HOA common area/tree save area between our community and Waverly Crossing to ensure the Board is maintaining/responsible for the appropriate tree save area. The Board will obtain costs associated with this survey for consideration at the July meeting. Jennifer will reach out to Bob Cochran to find a surveyor.
- It was suggested that the Board and the community come together to do a community clean up of the various tree save areas. This will take place in the fall when the tree save area is a bit less dense and after the survey is completed.
- The Townhouse area is in need of improvement. For yard maintenance, the HOA can secure Landscape Concepts to perform yard maintenance at the homeowner's expense after a third violation. However, generally upkeep cannot be performed by the HOA. The ARB will research their records on third violations

pertaining to yard maintenance that the HOA could act on. This report will be given to the Board once compiled.

- Craig will reach out to HydroTech to ensure that the front entrance sprinkler system is operational.
- The block party will be held the first weekend of September after Labor Day, 9/9. The board is looking for a new social chairperson. A message will be posted on the community websites to solicit a new social chairperson

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 Apr 2023 meeting and the June 2023 meeting

- The Board unanimously approved the renewal of our Community Insurance policy held with AIAI for an annual premium of \$3942.00

Action Items

- Jennifer will reach out to Bob Cochran to find a surveyor for the community common areas
- Jeff will reach out to homeowner regarding the appeal hearing date
- The community clean up will be presented at the annual meeting and at the August Board meeting
- Craig/the ARB will reach out to HydroTech and compile the report of townhomes with 3+ violation notices

Next Meeting

- The next meeting will be a hearing on July 5th, virtual and then August 8th at Jeff's House

Recess/Adjournment

- Adjournment at 8:38PM