



# WALNEY ROAD HOMEOWNERS' ASSOCIATION

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**DATE OF MEETING:** August 8, 2023      **FACILITATOR:** Jeffrey Wolff

**BOARD ATTENDEES -** Attending Virtually: Jeffrey Wolff, Jennifer Miner, Kristina Ringqvist, Brian Correia, Michelle Breslin

**GUEST ATTENDEES -**

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

Call to Order: 7:30pm

### Approval of Minutes from Previous Meeting

- Minutes from the June HOA Board meeting and the July Appeals Hearing were unanimously approved with no changes

### Financial Update

- The June 2023 financial statements were received and reviewed. For the month of June 2023, the HOA has a net operating income of \$1061.67 which equates to a positive operating budget variance of \$492.67.
- Year to date, the HOA has a net operating income of \$6010.67 and a positive operating budget variance of \$5686.67.
- The Residential Assessments Receivable account at the end of June is \$329.00 - represented by 2 accounts
- The balance sheet reflects the following for year to date through June 30, 2023  
Total Cash and Investments including accrued interest: \$137,930.30  
Operating funds: \$70,684.26  
Two CDs totaling \$66,043.88  
Reserves for Repair and Replacement are fully funded with an excess of over \$8400.  
Prior Year Owners Equity: \$6545.89

### Current and New Business

- Jennifer still needs to reach out to find a surveyor as 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
- 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 ARCC still needs to provide the Board with a list of homes with 3+ outstanding violations
- To date we have received enough votes to hold the annual meeting. There are 5 candidates running for 2 open positions.
- The annual meeting will be on August 22<sup>nd</sup> at the Sully Police Station.
- It was suggested that the entire ARCC join the first meeting of the new term to level set for the upcoming year.

- Due to the lack of a current social chairperson, the block party will be postponed this year. If a social chair comes forward we can look at hosting the block party.

### 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 June 2023 meeting and the August 2023 meeting

- There were non between meeting actions to be ratified

### Action Items

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

### Next Meeting

- The next meeting will be the Annual Meeting on August 22nd

### Recess/Adjournment

- Adjournment at 8:15PM