



# WALNEY ROAD HOMEOWNERS' ASSOCIATION

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<b>DATE OF MEETING:</b>	January 9, 2024	<b>FACILITATOR:</b>	Jeffrey Wolff
<b>BOARD ATTENDEES -</b>	Attending Virtually: Jeffrey Wolff, Jennifer Miner, Kristina Ringqvist, Brian Correia, Lakshmi Srinivasan		
<b>GUEST ATTENDEES -</b>	Craig Ballam, ARCC Chairperson & Diane Roberson		

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

Call to Order: 7:04pm

### Approval of Minutes from Previous Meeting

- Minutes from the October HOA Board meeting and the Annual Meeting were unanimously approved with a change to the date on the minutes.

### Financial Update

- The November 2023 financial statements were received and reviewed. For the month of November 2023, the HOA has a net operating income of \$1624.04 which equates to a positive operating budget variance of \$972.63. Year-to-date, the HOA has a net operating income of \$849.95 and a positive operating budget variance of \$3225.54.
- The Residential Assessments Receivable account at the end of November is \$30.00 - represented by 2 accounts. This is a decrease of \$154.00 from the previous month.
- The balance sheet reflects the following for year to date through November 30, 2023  
Total Cash and Investments including accrued interest: \$102,361.13  
Operating funds: \$33,865.58  
Two CDs totaling \$67,792.89  
Reserves for Repair and Replacement are fully funded with an excess of over \$10,000.  
Prior Year Owners Equity: \$11,763.31

### Current and New Business

- The Carriage ride was a huge success and the Board has decided to hold the event again next year at the same time of year – December 21<sup>st</sup>.
- Republic trash collection will provide larger recycling bins at a rate of \$25/house. It was suggested that a flier be distributed to the entire community publicizing the availability to reserve a larger recycling bin. Residents who are interested will be required to register to receive one. Jeff and Jennifer will design the flier and Diana and Kristina will distribute.
- Landscape Concepts has sent an updated three-year contract at a rate of \$1600/month which is a \$75 increase over the previous contract. It was unanimously agreed to move forward with the updated contract.
- Jeff will reach out to VDOT to determine if a 4-way stop sign is warranted at the intersection of Eagle Chase, Penny Oak and Penny Tree where stop signs are not currently in place.
- Kristina will post information on the Facebook page on who to contact for repair/replacement of green utility boxes in yards.

- Election Procedures: To ensure each home only votes once in upcoming elections, the Board has elected to use CMC account numbers as unique identifiers for voting instead of home addresses. This will hopefully eliminate multiple votes being cast for one house.
- Lakshmi will spearhead the block party for this upcoming summer and help in securing a new social committee. Possible dates will be shared at the next meeting

### 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 October 2023 meeting and the January 2024 meeting

- The Board unanimously agreed to reinvest the CD maturing on Nov 29<sup>th</sup> to an 11-month term CD with Capital Bank at a rate of 5.12%
- The Board approved the snow removal contract provided by Landscape Concepts
- The Board secured a towing contract with Battlefield Towing that includes all active Board members as authorized individuals to have cars removed from Penny Tree Place
- The Board agreed to waive a \$60 late fee incurred by a homeowner as a one-time courtesy as they had never had a late fee assessed prior to this incident.
- The Board agreed to contract with VA Striping, LLC to repaint the curbs and parking spot numbers in the townhouse parking lot for a fee of \$2050.
- The Board approved the annual holiday Carriage Ride to take place on December 23<sup>rd</sup> from 1-3pm. The Carriage ride will start and end on Rose Lodge Place.
- The Board approved the fall/winter newsletter to be sent out by the ARB. Landscape Concepts will pay for postage as an ad for their services will be included on the newsletter.

### Action Items

- Kristina will reach out to VA Striping, LLC to schedule the repainting of the curbs and parking spot numbers.
- Brian will reach out to Harmon Carriages to secure the date of Dec 21<sup>st</sup> for next year's event.
- Jeff will reach out to VDOT to research the installation of additional stop signs in the community.

### Next Meeting

- The next meeting will be April 9, 2024

### Recess/Adjournment

- Adjournment at 7:56PM