



WALNEY ROAD HOMEOWNERS' ASSOCIATION

DATE OF MEETING:	March 12, 2024	FACILITATOR:	Jeffrey Wolff
BOARD ATTENDEES -	Attending Virtually: Jeffrey Wolff, Jennifer Miner, Kristina Ringqvist, Brian Correia, Lakshmi Srinivasan		
GUEST ATTENDEES -	Diana Robinson, ARB		

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

Call to Order: 7:04pm

Approval of Minutes from Previous Meeting

- Minutes from the January HOA Board meeting were unanimously approved.

Financial Update

- The January 2024 financial statements were received and reviewed. For the month of January 2024, the HOA has a net operating income of \$1063.09 which equates to a positive operating budget variance of \$3369.93. Year-to-date, the HOA has a net operating income of \$2217.45 and a positive operating budget variance of \$6616.47.
- The Residential Assessments Receivable account at the end of January is \$150.00 - represented by 2 accounts. This is an increase of \$150.00 from the previous month.
- The balance sheet reflects the following for year to date through January 31, 2024
Total Cash and Investments including accrued interest: \$105,421.67
Operating funds: \$36,345.82
Two CDs totaling \$68,716.89
Reserves for Repair and Replacement are fully funded with an excess of over \$12,000.
Prior Year Owners Equity: \$11,763.31

Current and New Business

- Recycle Bins are able to be replaced at a rate of \$25/bin. We need to set a date for bin drop off and bin collection. It was suggested that the information and sign-up for the bin replacement be communicated in the spring newsletter. Ideally the drop off and pick up will take place at the same time. Ideally, we will shoot for Thursday April 18th. Jeff will reach out to Republic to determine feasibility of this date and will confirm the process.
- Lakshmi is targeting August 24th or September 14th for the block party. Another update will be given at the next meeting after the committee is assembled and meets.
- Jeff reached out to VDOT regarding the installation of an additional stop sign in the community and didn't receive a response. He will reach out again.
- A contract for the 2024 carriage ride has been signed for December 21st from 1-3pm. It will start and finish on Rose Lodge Place.
- It has been communicated to CMC to ensure that copies of appeals and any related communications are sent to the ARC as well as the Board to provide full transparency between both entities.

- Community Safety: it was suggested that the Neighborhood Watch Program be reinstated which would require training through Fairfax County Police. It was also recommended that safety tips be included in an upcoming newsletter. Information about creating a Neighborhood Watch committee will be posted to the community website to secure volunteers.
- Communication has been sent to the owners of the abandoned house regarding yard maintenance for the upcoming season. They will be given 10 days to respond and if no response, Landscape Concepts will be contracted to perform weekly maintenance as done previously.
- Information was sent to the board to ensure no changes to the community so an insurance renewal quote can be created.
- It was requested that a reminder of the HOA Board's responsibilities be posted to the community website to ensure transparency amongst community members. Jennifer will post the links on the Facebook site.
- New community announcement boards are needed due to the current ones are falling into disrepair. Brian will research options for replacement and report back to the Board.
- It was requested that Craig ensure that the sprinkler system be turned on this year. Diane will take this back to the ARCC.

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 January 2024 meeting and the March 2024 meeting

- The Board agreed to contract with VA Striping, LLC to repaint the yellow curbing throughout the townhouse parking lot and re-stencil the parking spaces with space number or "Reserved" for a fee of \$2255.00.
- The Board agreed to reinvest the Forbright CD maturing on 3/9/24 into a 12-month term at a rate of 5.05% with NCB

Action Items

- Jeff will reach out to Republic to discuss recycling bin replacement dates and procedures
- Jeff will reach out to VDOT again to research the installation of additional stop signs in the community.
- Lakshmi will assemble a social committee and provide an update for the block party
- Lakshmi will post information about restarting the Neighborhood Watch Committee to the community Facebook page to gauge interest
- Jennifer will provide an update on the HOA's responsibilities on the Facebook pages
- Brian will research new community signs and provide an overview

Next Meeting

- The next meeting will be June 4, 2024

Recess/Adjournment

- Adjournment at 9:04PM