

Walney Oaks Homeowners Association
Annual Meeting Minutes
August 27, 2024

An annual meeting of the membership was convened at the Sully District Police Station in the Community Room located at 4900 Stonecroft Blvd., Chantilly, VA 20151. 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 Board Members:

Jeffrey Wolff	President
Kristina Ringqvist	Vice President
Jennifer Miner	Secretary
Lakshmi Srinivasan	Director

Call to Order:

The meeting was called to order at 7:34PM. Four board members, one ARCC member, one CMC representative and 17 homeowners.

Proof of Mailing/Proof of Quorum

Two letters were sent to each Homeowner via US Mail dated July 12 and August 1 as notification for this meeting. We have proof of quorum with 35 proxies and 20 attendees

Nomination of Candidates:

One candidate on the Board is up for re-election at this meeting – Jeffrey Wolff. Candidate statements were received from one additional homeowner, Maureen Vu. Both statements were included in the mailing containing the proxy ballot sent on August 1st.

Election Results:

Based on proxies received and in-person voting at this meeting, Jeffrey Wolff was elected to serve a three-year term with 69% of the votes.

Treasurer's Report:

The July financial statement was available for the meeting. As of July 31, 2024, Walney Road HOA has the following: \$42,488.41 in operating funds and 2 CDs totaling \$69,499.05 plus accrued interest resulting in total cash and investments totaling \$113,441.30.

The Residential Assessments Receivable account at the end of July is \$525.76 which is an increase of \$10.00 from the previous month. The Reserves for Repair and Replacement are fully funded with excess funds of over \$17,000. Prior Year Owner's Equity is \$11,763.31.

For July, the Income Statement reflects a net operating loss of \$871.67. This equates to a negative operating budget variance of \$1322.83. Year to date, Walney Road HOA has a net operating income of \$6812.61 and a positive operating budget variance of \$7378.67.

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

President's Report/Community Issues:

Actions taken and Events Hosted by the Board in 2023-2024:

October Meeting

- Board looked into surveying the community to ensure fences weren't encroaching on common areas belonging to the community. The cost was over \$25,000 and not deemed financially smart. No action was taken
- The contract with Republic Services was renegotiated to \$26.75/unit for once a week collection of trash, recycling and yard waste resulting in a cost of approximately \$51,000/year. The Board is providing larger (96 gal) recycling bins to any resident who wants one at no cost to the homeowner. The \$25 fee per bin is being covered by the HOA.
- Multiple bids were secured to facilitate the repaving and striping of Penny Tree Place (Townhouse parking lot). Reserves for Repair and Replacement were used to fund this major project.
- Due to challenges with consistent collection, trash cans were removed from the ball field, basketball court and tot lot. The cans were becoming a health and safety issue for the community.

January Meeting

- Landscape Concepts was retained for another 3 years of service as our landscaping and snow-removal company

March Meeting

- The Board worked with CMC to ensure copies of appeals and any related communications are sent to the ARC as well as the Board to provide full transparency between both entities and timelier response.
- It was suggested that the Neighborhood Watch program be reinstated but due to lack of interest amongst the community, this action was tabled. Safety tips and general safety reminders were published in the Spring newsletter

June Meeting

- The Management contract with CMC was renewed.

August Meeting

- Due to lack of a social committee, the Block Party was not held this year. In lieu of this event, the Board hosted an ice cream truck on the first day of school. This was a huge success and will be repeated annually.
- The sandwich boards that were used to announce community events were retired. The Board has opted to utilize custom printed signs for all future upcoming community events.
- MC Fence has been retained to repair/replace portions of the chain link fence surrounding the ball field that have fallen into disrepair
- The tot lot was refurbished with new railroad ties, weeding, and the addition of new mulch chips
- The Board is still soliciting bids for the resurfacing/repainting of the basketball court.

COMMUNITY EVENTS

- Community Clean-Up: November 5th
- Holiday Carriage Ride: December 21st
- Back-To-School Ice Cream Truck: August 19th

Open Forum/Questions and Answers:

- The community was reminded that trash and recycling cans should not be placed at the curb until the evening (after 5pm) of the night before pick-up. Additionally, all bins should be securely

closed to prevent contents from being blown out. In the event your trash can is knocked over, please ensure you/the homeowner collect all refuse strewn about. If a resident encounters a spilled trash can, kindly inform the owner so they can clean it up. It is everyone's responsibility to ensure their trash and recycling stays contained until collection.

- It was requested that the homeowner that places their cans in the middle of Eagle Chase Circle to place them against the curb. The Board will reach out to the homeowner
- The community was reminded to call the non-emergency line for cars parked illegally – at an intersection, within 10 feet of driveways or in front of mailboxes. The HOA will reach out to VDOT to explore options to alleviate this problem.
- There are a variety of cars with expired tags parked in the townhouse parking lot. The community were reminded that these vehicles can be towed and to reach out to the Board to have them towed.
- Payment of dues with related fees for credit cards. If CMC auto-debits your account there is no additional fee and same with pushing payment directly to CMC from an account. Processing fees are only incurred with credit card payments. If you use auto-debit from CMC you will not receive a coupon book.
- An ARCC application was needed to move a mailbox from one side of the driveway – neighbors were reminded to reach out to Miss Utility prior to doing any digging.
- Pipestems belong to the homeowners who live off them and are their responsibility to maintain.
- It was shared that homeowners with pets have not been collecting their waste off sidewalks and grassy areas.
- It was recommended that a reminder to use the sidewalks when walking – especially at night
- With this being a political season it was reminded that political signs are only able to be displayed until the day after the election.

Adjournment:

The meeting adjourned at 8:26PM.