



# WALNEY ROAD HOMEOWNERS' ASSOCIATION

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**DATE OF MEETING:** June 4, 2024      **FACILITATOR:** Jeffrey Wolff

**BOARD ATTENDEES -** Attending Virtually: Jeffrey Wolff, Jennifer Miner, Kristina Ringqvist

**GUEST ATTENDEES -**

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

**Call to Order: 7:34pm**

**Approval of Minutes from Previous Meeting**

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

### **Financial Update**

- The April 2024 financial statements were received and reviewed. For the month of April 2024, the HOA has a net operating income of \$1807.81 which equates to a positive operating budget variance of \$1491.65. Year-to-date, the HOA has a net operating income of \$5427.82 and a positive operating budget variance of \$8108.36.
- The Residential Assessments Receivable account at the end of April is \$0.00. This is a decrease of \$150.00 from the previous month.
- The balance sheet reflects the following for year to date through April 30, 2024  
Total Cash and Investments including accrued interest: \$111,289.03  
Operating funds: \$41,238.93  
Two CDs totaling \$69,499.05  
Reserves for Repair and Replacement are fully funded with an excess of over \$16,600  
Prior Year Owners Equity: \$11,763.31

### **Current and New Business**

- Lakshmi is targeting August 24<sup>th</sup> or September 14<sup>th</sup> for the block party. An updated was not provided at this meeting.
- There was no update on the status of re-instating the Neighborhood Watch Program. 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.
- Neighborhood signs are still being discussed. Jennifer will reach out to the CF Foundation to get information on creating corrugated plastic signs that can be updated as needed.
- It has been determined that installing an additional stop sign in the community is not a viable option per VDOT.
- The abandoned house has a contract in place for mowing services only. The ARB has pointed out that additional maintenance is needed – weeding flower beds, painting doors and shutters. Landscape Concepts has performed these tasks and an invoice was sent and did not include mowing. The homeowner requested

that he be given a waiver for mowing on this LC invoice. The HOA is awaiting additional details from homeowner before proceeding with the waiver.

- The HOA approved the CPA to conduct the Association's FY2024 and FY2025 audits and tax preparations.
- The Basketball Court is in need of resurfacing. Kristina will reach out to Waverly Crossing to get information on who resurfaced their tennis courts, Jeffrey will reach out to CMC for references and Jennifer will research previous company who did last topcoating of the court. At least three bids will be secured for sharing once received.
- Parts of the chain link fence around the ballfield need to be replaced. In 2020 the board used MC Fence and Deck to repair parts of the fence. Kristina will reach out to them to secure a quote.
- A black contractor bag was hung on the ball field that needs to be removed. A message will be posted on the Facebook pages and a communication will be sent to the Mosque to request removal.
- The rail ties around the tot lot need to be replaced, weeds need to be removed, and additional mulch needs to be installed. Kristina will request the ARB reach out to Landscape Concepts to get a quote for the rail tie replacement as well as weed treatment and mulch replacement. Jennifer will research if we have ever used synthetic mulch.
- The annual meeting is coming up in August. Jennifer will reach out to Sully for availability on August 27/28.

### **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 April 2024 meeting and the June 2024 meeting**

- The Board agreed to renew the CMC Financial Management Services agreement with a 2% increase in Term One, a 2% increase in option year one and no additional increase in option years two and three
  - The Board signed the Hydrotech Irrigation Maintenance contract for 2024 to include Spring Restart and inspection plus fall winterization for a fee of \$600.00.
  - The Community Website hosting service was renewed for a 3-year term for a fee of \$395.64

### **Action Items**

- 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 research corrugated plastic signs for the community
- Kristina and Jeff will solicit bids for the resurfacing of the basketball court
- Kristina will coordinate with the ARB and Landscape Concepts to provide a bid on the playground refurbishing
- Jeff will sign off on the Audit and reach out the Mosque regarding the trash at the ballfield
- Jennifer will post an update on the Facebook pages around trash removal at the ballfield.
- Jennifer will secure a date for the annual meeting

### **Next Meeting**

- The next meeting will be Monday August 5<sup>th</sup> followed by the annual meeting later in August 2024

### **Recess/Adjournment**

- Adjournment at 8:08PM