



# WALNEY ROAD HOMEOWNERS' ASSOCIATION

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<b>DATE OF MEETING:</b>	August 5, 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>	Dense Marccone, Craig Ballam		

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

Call to Order: 7:33pm

### Approval of Minutes from Previous Meeting

- Minutes from the June HOA Board meeting were unanimously approved with corrected date.

### Financial Update

- The June 2024 financial statements were received and reviewed. For the month of June 2024, the HOA has a net operating income of \$563.98 which equates to a negative operating budget variance of \$651.18. Year-to-date, the HOA has a net operating income of \$7684.28 and a positive operating budget variance of \$8701.50.
- The Residential Assessments Receivable account at the end of June is \$535.76. This is a decrease of \$30.00 from the previous month. The bulk of this amount is due to the lawn maintenance agreement on file with one homeowner.
- The balance sheet reflects the following for year to date through June 30, 2024  
Total Cash and Investments including accrued interest: \$113,501.08  
Operating funds: \$42,849.12  
Two CDs totaling \$69,499.05  
Reserves for Repair and Replacement are fully funded with an excess of over \$17,000  
Prior Year Owners Equity: \$11,763.31
- The Board will reach out to CMC for the CD Rate Sheet in October to reinvest our CD maturing 11/1/24

### Current Business

- The creation of a new social committee has not gone well so the block party has been tabled for this year. Other suggestions included a fall festival or ice cream truck. The board opted for an ice cream truck on the first day of school from 3:30 – 5:30. Lakshmi will research trucks and report back to the board final costs.
- It has been decided that the Neighborhood Watch Program will not be reinstated at this time.
- It was suggested that we go with disposable signs to be used to advertise community events. Brian will design the sign for the annual meeting. He will send the design to the Board prior to ordering. Additional signs will be designed and printed as needed.
- Kristina has been trying to secure bids for the resurfacing of the basketball court. She will report back once she has prices.
- MC Fence has provided a quote for the fence repair along the ball field. Kristina will work to secure a second quote for comparison and report back.
- The soccer goal needs to be disassembled and prepared for pick-up by Republic Trash Services. Jennifer will coordinate with her family and the Board to get it broken down.

## New Business

- Ms. Dar has requested to increase the total number of children in her day care from 7 to 12. Following discussion, the board voted to have her reach out to the residents on Rose Lodge Place to get their acknowledgment prior to moving forward.
- The front light was reported as malfunctioning but has since started working again. Criag has the name and number of whom to contact should it go out again.
- Ms Marcone attended the meeting to discuss having a pool installed in her back yard that may require a purchase of a portion of the HOA owned parcel behind her house. She inquired about how to go about purchasing this land. The HOA recommended she reach out to Fairfax County land records to learn next steps.
- The Annual Meeting is scheduled for Tuesday August 27<sup>th</sup> at 7:30pm. We have 2 candidates running for election – Jeffrey Wolff and Maureen Vu. No other business is anticipated to be addressed at the annual 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 June 2024 meeting and the August 2024 meeting:

- The Board agreed to have Landscape Concepts perform maintenance on the tot lot for a fee of \$1675.16. Work to be done includes replacing rotting timbers, weed management, and replacing the mulch chips.

## Action Items

- Lakshmi will research and secure an ice cream truck for the first day of school – August 19
- Kristina will secure at least one additional bid for both the basketball court resurfacing and the ball field fence repair
- Brian will design and secure disposable yard signs for the upcoming annual meeting
- Jeffrey will reach out to Ms Dar regarding the day care request
- Jennifer will coordinate the break down of the soccer goal
- All board members will work to secure at least 6 proxies prior to the annual meeting to ensure quorum is reached.

## Next Meeting

- The next meeting will be the annual meeting on August 27, 2024 at the Sully Police Station

## Recess/Adjournment

- Adjournment at 8:46PM