



# WALNEY ROAD HOMEOWNERS' ASSOCIATION

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**DATE OF MEETING:** January 27, 2025      **FACILITATOR:** Jeffrey Wolff

**BOARD ATTENDEES -** Attending Virtually: Jeffrey Wolff, Jennifer Miner, Kristina Ringqvist, Brian Correia, and Lakshmi Srinivasan

**GUEST ATTENDEES -**

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

Call to Order: 7:31PM

### Approval of Minutes from Previous Meeting

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

### Financial Update

- The December 2024 financial statements were received and reviewed. For the month of December 2024, the HOA has a net operating loss of \$2460.50 which equates to a negative operating budget variance of \$2616.50.
- Year to date, the HOA has a net operating loss of \$2476.94 and a negative operating budget variance of \$2670.94
- The Residential Assessments Receivable account at the end of December is \$515.76. This is a decrease of \$60.00 from the previous month.
- The balance sheet reflects the following for year to date through December 31, 2024  
Total Cash and Investments including accrued interest: \$111,831.23  
Operating funds: \$39,361.23  
Two CDs totaling \$70,886.97  
Reserves for Repair and Replacement are fully funded with \$87,649.76  
Prior Year Owners Equity: \$17,994.25
- The Board has one CD that is scheduled to mature on March 21, 2025. Jeff will reach out for the March sheet when it becomes available.

### Current Business

- Kristina will reach back out to Flex Court to ensure we have best and final price, if there are any local references to speak with and to review the product warranty. She will also inquire as to when the project will be scheduled as the board has unanimously agreed to move forward with Flex Court.
- Follow up on the tree removal by the townhouses: the homeowner has reached out to the ARC and is in the process of determining a remedy to the trees that were inadvertently trimmed by Landscape Concepts. We will wait to hear from the homeowner. No further action by the Board or ARC will be taken at this time.
- Follow up on the HOA Appeal: The Board has rendered a decision on this appeal and no further action will be taken by the Board at this time.

### New Business

- Snow Removal – it was suggested that future snow removal contracts include clearing the sidewalks along the townhouses and Eagle Chase (near the fence) as well as the sidewalk near the two entrances.

### 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 2024 meeting and the January 2025 meeting:

- The Board met to hear an appeal from a homeowner regarding an adverse decision from the ARC. The Board elected to uphold the violations and shared this response with the homeowner.

### Action Items

- Jeffrey will secure the March rate sheets once available
- Kristina will reach out to Flex Court
- Kristina will coordinate with Craig and the ARC to communicate concerns/requests for future snow removal

### Next Meeting

- The next meeting is scheduled for March 31, 2025

### Recess/Adjournment

- Adjournment at 8:18pm