



# WALNEY ROAD HOMEOWNERS' ASSOCIATION

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**DATE OF MEETING:** June 1, 2025      **FACILITATOR:** Jeffrey Wolff

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

**GUEST ATTENDEES -**

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

**Call to Order: 7:06PM**

### **Approval of Minutes from Previous Meeting**

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

### **Financial Update**

- The April 2025 financial statements were received and reviewed. For the month of April 2025, the HOA has a net operating income of \$400.35 which equates to a positive operating budget variance of \$97.60.
- Year to date, the HOA has a net operating loss of \$5443.11 and a negative operating budget variance of \$4930.86.
- The Residential Assessments Receivable account at the end of April is \$775.76. This is a increase of \$175.00 from the previous month.
- The balance sheet reflects the following for year to date through April 30, 2025  
Total Cash and Investments including accrued interest: \$101,504.52  
Operating funds: \$27,957.64  
Two CDs totaling \$72,979.13  
Reserves for Repair and Replacement liability is \$72,586.21  
Prior Year Owners Equity: \$17,369.25
- If necessary the Board can pull funds from the CD maturing in November to supplement our Operating Funds

### **Current Business**

- The Basketball court has been resurfaced. The pallets need to be disposed of. Kristina will reach out to Republic for a special pick-up and Jeff will coordinate moving the pallets to the corner at Penny Oak Lane.
- Doody Calls is in place and collecting the trash at the Tot Lot
- The ARC is conducting their Spring Walk Through and will provide an update to the Board upon completion.
- 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.

### **New Business**

- The ARC needs to put out their spring/summer newsletter with yard maintenance tips. Landscape Concepts mentioned they would pay for the printing of the newsletter if allowed to place an advertisement on the back. Kristina will reach out to Craig to confirm
- The Annual meeting is scheduled for on or around August 26<sup>th</sup>. Planning will take place at the August 4<sup>th</sup> meeting.

- A block party or back-to-school ice cream party was mentioned. A committee will need to be formed to manage this otherwise the Board will secure an ice cream truck for the first day of school.

### 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 March 2025 meeting and the June 2025 meeting:

- The Board agreed to review the community's insurance policy with AIAI for a total annual premium of \$4542.00
- The HOA's FY24 tax return was signed and returned to CMC for filing

### Action Items

- Kristina will email the ARC regarding the spring newsletter
- Kristina will reach out to Republic to schedule a special pick-up
- Jeff will coordinate the movement of the pallets at the ball field.

### Next Meeting

- The next meeting is scheduled for August 4, 2025

### Recess/Adjournment

- Adjournment at 7:24pm