



# WALNEY ROAD HOMEOWNERS' ASSOCIATION

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<b>DATE OF MEETING:</b>	October 13, 2025	<b>FACILITATOR:</b>	Jeffrey Wolff
<b>BOARD ATTENDEES -</b>	Attending Virtually: Jeffrey Wolff, Jennifer Miner, Kristina Ringqvist, Lakshmi Srinivasan and Heather McCain		
<b>GUEST ATTENDEES -</b>	Radhika Rao		

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

Call to Order: 7:01PM

### Approval of Minutes from Previous Meeting

- Minutes from the August HOA Board and the Annual Meeting were unanimously approved.

### Financial Update

- The August 2025 financial statements were received and reviewed. For the month of August 2025, the HOA has a net operating income of \$142.55 which equates to a positive operating budget variance of \$1797.55.
- Walney Road HOA ends Fiscal Year 2025 with an unaudited net operating loss of \$5,995.59.
- The Residential Assessments Receivable account at the end of August is \$785.76. This is an increase of \$515.76 which is a decrease of \$30.00 from the previous month.
- The balance sheet reflects the following for year to date through August 31, 2025  
Total Cash and Investments including accrued interest: \$99,940.71  
Operating funds: \$25,071.04  
Two CDs totaling \$72,982.68  
Reserves for Repair and Replacement liability is \$74,615.26  
Prior Year Owners Equity: \$17,369.25

### Current Business

- The ARCC was not present to provide an update on the most recent neighborhood walkthrough or newsletter status
- The Board will reach out to CMC for guidance regarding the ongoing appeal process from a homeowner despite the Board's denial of the appeal.

### New Business

- Radhika Rao, Social Committee chair, joined the meeting to discuss future community-wide events including a fall festival and a winter coat drive. She will provide a proposal with her plans and anticipated costs to the HOA. She will be added to the agenda for future meetings.
- Boats parked along Walney Road: Lakshmi will reach out to VDOT to inquire about options available to the HOA
- Signage for the ballfield: Jeffrey will order No Loitering, Private Property, and Please Remove Trash to be posted.

- It was brought to the Board's attention that other signs in the community need replacing including the Curb Your Dog signs and the house number signs at the ends of the pipestems. Jeffrey will order the Curb Your Dog signs from Amazon and Jennifer will reach out to VDOT to determine next steps for the pipestem signs
- Installation of a pet waste station at the ballfield: Kristina will reach out to Doody Calls to inquire about costs and service options.
- Pickle Ball Courts: The Board explored the cost to install a pickle ball court and determined it would be cost prohibitive. Installation costs range from \$25-80K with annual maintenance fees of \$4-8K.
- Sprinkler Winterization: Jeffrey will reach out to Hydrotech to schedule the winterization of the front entrance sprinkler system
- Snow Removal Contract: Jeffrey will reach out to Landscape Concepts for our annual snow removal contract and will ask to have the clearing of the sidewalks at the entrance at Eagle Chase Road and the sidewalks abutting the townhouses on Eagle chase Circle included in our service package.
- It was recommended that the ARCC update the Design Guidelines to allow for privacy screens, gazebos, and pergolas. It was noted that many of these structures are in the community but not outlined in the Design Guidelines
- It was requested that the Board hold a separate meeting with the ARCC to discuss schedules for community walk throughs, violation updates and the community newsletter status. It was suggested that the Board resume responsibility for the newsletter.

### 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 August 2025 meeting and the October 2025 meeting:

- The Board agreed to contract with The Shenandoah Carriage Company for the holiday neighborhood carriage event. The date will be Monday December 22<sup>nd</sup> from 4-6pm for a total fee of \$1300.00
- CD Reinvestment: The Board has elected to reinvest the CD held at Capital Bank maturing on 10/1/2025 totaling \$14,944.97 into an 11-month CD with Capital Bank at a rate of 4.5%. At the time of reinvestment, the rate changed to 4.25%.
- The Board appointed position for the upcoming fiscal year with Jeffrey Wolff serving as President, Kristina Ringqvist as Vice President, Heather McCain as Treasurer, Jennifer Miner as Secretary and Lakshmi Srinivasan as Director.

### Action Items

- Lakshmi: research options for boat parking restrictions along Walney Road
- Jeffrey: Order ballfield and community signs on Amazon; confirm sprinkler winterization; request updated snow removal contract; and coordinate with ARCC regarding Design Guidelines and next meeting
- Kristina: research cost impact for additional pet waste station and trash can at ballfield
- Mark Braden (ARCC): reach out to VDOT to secure new pipestem signs

### Next Meeting

- The next meeting is scheduled for January 5, 2026

### Recess/Adjournment

- Adjournment at 8:27PM