



WALNEY ROAD HOMEOWNERS' ASSOCIATION

DATE OF MEETING: August 3, 2026 **FACILITATOR:** Jeffrey Wolff

BOARD ATTENDEES - Attending Virtually: Jeffrey Wolff, Jennifer Miner, Kristina Ringqvist, and Heather McCain

GUEST ATTENDEES -

----- AGENDA TOPICS -----

Call to Order: 7:04PM

Approval of Minutes from Previous Meeting

- Minutes from the June HOA Board were unanimously approved.

Financial Update

- The June 2026 financial statements were received and reviewed. For the month of June 2026, the HOA has a net operating income of \$1410.57 which equates to a positive operating budget variance of \$31.82. Year to date Walney Road HOA has a net operating income of \$1,691.36 and a positive operating budget variance of \$894.86
- The Residential Assessments Receivable account at the end of June is \$1255.76. This is a decrease of \$55.00 from the previous month (May).
- The balance sheet reflects the following for year to date through June 30, 2026
Total Cash and Investments including accrued interest: \$115,331.11
Operating funds: \$37,940.91
Two CDs totaling \$76,011.46
Reserves for Repair and Replacement liability is \$89,418.24
Prior Year Owners Equity: \$11,373.66
- The next maturation date for a CD is September 2026. Jeffrey will reach out to CMC for the most recent rate sheet

ARCC Updates

- Craig was not present at the meeting
- Heather shared the area on the left side of the entrance behind the community fence needs maintenance and clean-up. Jeffrey will reach out to Dale to request this to be addressed.
- It was recommended that the Board hold a meeting following the annual meeting with the ARCC to review protocols

Current Business

- Boat parking on Walney – Jennifer has been in touch with Matt Kroll who is working with Supervisor Smith to have the entire Sully District included as a Community Parking District. She will reach out for an update on the status.

- The FCPS Boundaries for our community have been updated to keep us at Brookfield Elementary, update us to Rocky Run Middle School, and keep us at Chantilly High School. Heather has submitted a request to Mr Gordon at FCPS to update the School Planning Area maps to accurately reflect our community and prevent us from being pulled into boundary changes in the future.

New Business

- The Board received the Draft Budget for FY2027 and have elected to pull funds from PYOE to balance the budget and maintain dues at \$75.00/month/house
- The Board has elected to move forward with the Level II Reserve Study. The signed agreement will be sent back to PM Plus Reserves.
- Tree Removal – one estimate was received and a second will be requested from Landscape Concepts
- The Annual Meeting is scheduled for August 25th. Two directors are up for re-election. Signs announcing the annual meeting will be ordered and displayed throughout the community.

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 2026 meeting and the August 2026 meeting:

- The Board agreed to move back to electronic voting through ElectionBuddy for the upcoming Annual Meeting scheduled for August 25th. Each homeowner will receive a unique identification code to be used for voting. Each code will work one time and if lost, cannot be regenerated.
 - Growing Earth Tree Company surveyed the common area along Walney Road and near the townhouses and flagged dead trees to be removed and trees to be pruned for a fee of \$2814.00
 - The 2025 draft audit was received and approved
 - The 2025 tax return was received and approved

Action Items

- Jeffrey will reach out to CMC to secure CD Rate sheet for review and reinvestment of CD maturing 9/1/26
- Jennifer will reach out to Landscape Concepts to request an estimate for tree removal and pruning along the common area on Walney Road
- Jeffrey will create signs to be displayed throughout the community
- Jennifer will review items completed in the past 5 years that were recommended by 2020 reserve study

Next Meeting

- The next meeting is the Annual Meeting scheduled for August 25, 2026.

Recess/Adjournment

- Adjournment at 8:32PM