WALNEY ROAD HOMEOWNERS' ASSOCIATION

DATE OF MEETING: October 14, 2026 **FACILITATOR:** Jeffrey Wolff

BOARD ATTENDEES - Jeffrey Wolff, Jennifer Miner, Maureen Vu, and Heather McCain

GUEST ATTENDEES -

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

Call to Order: 7:08PM

Approval of Minutes from Previous Meeting

- Minutes from the August HOA Board meeting and 2026 Annual Meeting were unanimously approved.

Financial Update

- The August 2026 financial statements were received and reviewed. For the month of August 2026, the HOA has a net operating loss of $3118.57 which equates to a negative operating budget variance of $1646.32. Walney Road HOA ends Fiscal Year 2026 with an unaudited net operating loss of $2337.69
- The Residential Assessments Receivable account at the end of August is $3518.56. This is a decrease of $505.00 from the previous month (July).
- The balance sheet reflects the following for year to date through August 31, 2026
  Total Cash and Investments including accrued interest: $113,928.04
  Operating funds: $36,002.28
  Two CDs totaling $76,618.30
  Reserves for Repair and Replacement liability: $92,390.24
  Prior Year Owners Equity: $11,373.66
- The next maturation date for one of our CDs is February 2027.

ARCC Updates

- Craig was not present at the meeting
- Maureen who was on the ARCC mentioned the house in violation of their Design Guideline application. They are continuing to receive violation notifications; however, the house has not abated the violation. The next step will be to place a lien on the property. A certified letter will be sent to the homeowner outlining these next steps with a 60-day turnaround time. Jeffrey will reach out to Mercer Trigiani to begin the process.

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 Reserve Study Excel Spreadsheet was updated with spends over the past 5 years. The next Reserve Study will be in 2031 and will be a Level II study.

New Business

- The Board has elected to keep the same positions with Jeffrey - President; Kristina – Vice President; Treasurer – Heather; Jennifer – Secretary; and Maureen – Director.
- It was brought to the Board's attention that one homeowner has been trimming the tree in their neighbor's yard that overhangs into their yard. The branches are then being dumped into the tree-owner's yard. The neighbor will need to take action on their own and was informed this is outside of the Board's responsibility.
- The Board will work to secure bids to replace the 6-foot board on board fence along Walney in January after the January meeting.
- It was suggested the community could do a community clean up this fall to offer community service hours to students. The Board can offer hot cider and cookies after the event. The Board will reach out to Brian who mentioned being interested in spearheading community events.

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 Annual meeting (August 2026) and the October 2026 meeting:

- The 2026 Annual Report listing the HOA Board members was completed and submitted to CMC for filing with the Commonwealth of Virginia State Corporation Commission

Action Items

- Jennifer will reach out to her contact regarding boat parking on Walney
- Signs will be ordered for the Community Event – community clean up and cider/cookies

Next Meeting

- The next meeting is scheduled for January 5, 2027 at 7pm.

Recess/Adjournment

- Adjournment at 8:15PM