

# Walton Village Condominium Association

## Board of Directors Meeting

### December 4, 2017

- I. **Call to Order** - The Board of Directors Meeting of the Walton Village Condominium Association was held on Monday December 4, 2017 at the Offices of Axis West Realty, Inc. The meeting was called to order at 5:36 P.M.
- II. **Roll Call** – The following people were in attendance:  
Stacy Andrew, Gamma 6  
Anne Clardy, Omega 10  
Nicholas Ramberg, Omega 8  
Nicole Miller, Beta 14, Delta 5, Gamma 14  
Brian Berge, Axis West Management
- III. **Owners’ Forum** – An owner who was not able to attend asked about improving the Walton Village website. Brian explained that the new online payment portal may work to replace current website in the future.
- IV. **Approval of September 2017 Meeting Minutes:**

**ACTION ITEM**

*Motion to approve the Minutes listed above (Anne Clardy)*

*Seconded (Nicole Miller)*

*Approved (Unanimous)*

- V. **Financial Review** - The 2017 financial statements were reviewed.
  - A. **Budget vs. Actual** – Brian Berge noted that the budgeted expense for trash removal is over partly because the accounting reports stopped separating extra pickups for large items. Last year this cost was about \$1,800. Showing \$3,000 over budget. An \$1,800 credit from Waste Management for past charges for overfilling the dumpster has not been reflected in the financials yet. Signs will be added to the dumpster enclosure in an attempt to discourage dumping of large items. Electricity expense slightly over budget \$600 YTD. Legal expenses are also over budget due to collection fees and pet/rules review. The Association is under budget overall at this point.
  - B. **Balance Sheet** – Brian Berge provided a review of the Balance Sheet noting that all of the expected large expenses have been paid at this point so the reserve accounts should begin growing again.

**C. Accounts Receivable** – Updated in November for December billing cycle. Owner of largest past due account is sticking to payment plan; the other payment plan is nearly current. The collection policy allows for a payment plan when 6 months delinquent. Discussion of past due accounts and resolution.

**D. Reserve Study** – The first draft of the reserve study has been received. Management hasn't completely reviewed the plan yet since it was received very recently. Based on this study, the Association is unlikely to need a special assessment to fund any reserve projects during the 30-year projection. Management will forward draft to BOD for review.

## **VI. Old Business**

**A. Pool Project** – Brian Berge provided an update of the pool project progress. Done for the season except one piece of equipment not working properly. Air exchanger is equipment not working. Have heat fan blowing air out to dissipate moist air. If Rowe doesn't fix by this week then Brian will get someone else to fix the air exchanger. Total of project cost doesn't yet include AW fee. Brian will give final figures later. Delay on hot tub opening was contractor finishing ducting and thermostat. A discussion about the landscaping of the pool area was tabled until next meeting. No landscaping work will be done before spring 2018.

**B. Reconstruction and painting of stairwells of Alpha, Beta, Rho, delayed due to weather.** These projects will start in spring 2018 as weather permits.

**C. Restriping, Nordic didn't see the need to restripe for snow storage, so none will be done.** Signage will be added to ensure that the no parking area is clearly defined.

**D. Painting** – all lower balconies have been painted. No further painting is identified at this point.

## **VII. New Business**

**A. Landscaping** – Management has contacted some landscapers for bids and availability for spring 2018. \$10,000 remains in the Pool Project Budget for landscaping.

**B. Winter Updates** – Management will explore options for snow plowing beyond the standard of 4" plowing, once per day. Current contractor doesn't do two-a-days. Management has contacted a private contractor who may do as-needed plowing when needed. DKN also has a plow truck for as-needed cleanups if necessary.

- C. Dumpster enclosure** – Management will solicit more bids from other contractors to compare with bid from Tony who built the Sparta Plaza enclosure.
  
- D. Owner Comments** – Portable speed bumps cost \$180-\$400 from Uline. Speed bumps may damage pavement. Shelved until new complaint arises. Stacy Andrew will reach out to the owner who originally raised concerns to see if the traffic is has improved.
  
- E. Scheduling of Next Meeting** – The next Board of Directors Meeting will be held on Monday, March 12, 2018 at 5:30 p.m.

**Meeting Adjourned at 6:55 P.M.**