

Walton Village Condominium Association

Board of Directors Meeting Minutes

September 17, 2020

- I. **Call to Order** - The Board of Directors Meeting of the Walton Village Condominium Association was held on September 17, 2020 at the Walton Village Condominiums common area. The meeting was called to order at 5:28 P.M.
- II. **Roll Call** – The following people were in attendance:
 - Board of Directors**
 - Anne Clardy, Omega 10
 - Bettina Martens, Epsilon 14
 - Carol Peterson, Omicron 2 and Rho 10
 - Gary Reynolds, Beta 8
 - Manager:**
 - Brian Berge, Axis West Management
- III. **Old Business**
 - A. **Management Contract Update** - The Board of Directors provided changes that they would like to have in an updated management contract. The changes will require monthly financial statements to include more reports and be emailed by the 15th of each month. More specific timelines and reports were added as well and approved by everyone. The next draft of the contract will be emailed to the Board for final verification prior to Ann Clardy signing on behalf of the Association.
 - B. **Comcast Internet Change** – Beginning on August 1, Comcast’s corporate policy will allow their technicians to enter units to evaluate what may be needed to change the service to internet from cable. After accessing a unit in each building, Comcast will know if any upgrades will be required. When the service is changed, anyone who does not want to continue cable service will need to return their cable boxes. Management will coordinate that process with Comcast. A date for when the change will occur is not known yet, but the earliest would be in September if no wiring upgrades are needed.
 - C. **Projects**
 - i. **Comcast Upgrade** - Comcast has not yet provided a date for upgrade work to take place to enable the change to internet service. As soon as a date is known all owners and residents will be notified. A complaint about slower internet speeds will be addressed with the association’s Comcast representative.
 - ii. **Siding** - The cost of a siding replacement project was determined to be too high once all of the required coinciding costs were

considered. Instead of replacing the siding there will be smaller projects to improve the look of the buildings and improve their longevity. New trim will be added to corners on the building to cover deteriorating siding ends and update the aesthetic. Bids gathered by Gary Reynolds were reviewed previously via email.

Action Item:

Motion to order trim materials for all buildings to allow the project to be completed during summer 2020 (Carol Peterson)

Motion Seconded (Gary Reynolds)

Motion Carried (Unanimous)

Buildings will be painted in summer of 2021. The Board will select color options to be sent out to owners for a vote. Two colors will be chosen and five buildings painted each color.

- iii. Cameras - Motion-triggered game cameras may be a good option for better capturing license plates of cars dumping illegally. Options will be investigated.

- D. **Insurance** - Water leaks have led to several insurance claims this year and one of the reasons is that the Association's policy is written to provide primary coverage and the deductible is \$5,000. Raising the deductible to \$10,000 would reduce the number of claims that are filed by the Association. Axis West Management will get details about the change from the Association's insurance agent for the Board to review. Any changes would need to be communicated to owners with enough time to adjust their personal policies. Owners should also be encouraged to carry adequate loss assessment coverage to reduce individual exposure.

An Association insurance claim related to a water heater failure in Pi 16 was filed and the water heater was determined to be older than 10 years old, which violates the Walton Village Condominiums Water Heater Policy.

Action Item:

Motion to assess the owner of Pi 16 for the cost of the deductible on the Association's insurance claim (Carol Peterson)

Motion Seconded (Anne Clardy)

Motion Passes (Unanimous)

- E. **Parking** - To aid enforcement of parking rules and prevent abuse by neighboring complexes, parking permits will be required for all cars. The permits will be stickers to be placed on the windshield. In order to get a permit the vehicle will need to be registered with Management to aid enforcement by allowing the owner of any vehicle to be contacted directly. Guests will not require a permit unless they will be staying for multiple days.

Meeting Adjourned at 7:00 P.M