

Walton Village Condominium Association

Board of Directors Meeting

December 6, 2018

I. **Call to Order** - The Board of Directors Meeting of the Walton Village Condominium Association was held on December 6, 2018 at the Offices of Axis West Realty, Inc. Without an acting President in place, Brian Berge called the meeting to order at 5:

II. **Roll Call** – The following people were in attendance:
Nicholas Ramberg, Omega 8
Anne Clardy, Omega 10
Nicole Miller, Beta 14, Delta 5, Gamma 14
Bettina Martens, Epsilon 14
Rex Stafford, Gamma 2

Also in attendance - Brian Berge, Axis West Management

III. **Owners' Forum** – Rex Stafford brought some parking issues to the attention of the Board and Management. The lots between Beta and Gamma are frequently full and some owners are forced to park far from their units. Discussion ensued about increased vehicle numbers and suggestions for possible solutions to accommodate more owners. Possible solutions may be to assign permits, 2 per unit, register all the tenants' cars and then enforce. Long-term parking will be moved to ends of to free up space closer to the units. If this step doesn't alleviate parking congestion other steps will be considered.

IV. **Noise complaint hearing** - Tenants were not in attendance. Brian summarized the complaints. There was discussion as to options for fines and warnings and what would be effective to resolve problems. Decision to send letters to both parties that fines will be charged if problem not resolved. Fines up to \$100. Management will send letters to both parties.

V. **Approval of September, 2018 Meeting Minutes**

Action Item:

Motion to approve the September 5, 2018 (Nick Ramberg)

Seconded (Bettina Martens)

Approved (Unanimous)

VI. **Financial Review**

A. **Budget vs. Actual** – Miscellaneous income is from fire panel reimbursement from tenant damage. Trash removal is over budget and will need to continue

to be monitored. Brian Berge noted that these financials are only for the first month of the fiscal year. Electricity and water/sewer is over budget. Dryer vent cleaning will be reclassified as well. Discussion to install camera to police unauthorized dumping to control that expense. Brian will check with Western Security for a bid for cameras.

B. Balance Sheet – Brian Berge noted that all the big projects are completed and that the reserves are still in a strong position and will continue to increase this time of year

C. Accounts Receivable – There are three notable past-due accounts. One of the accounts has recently had a lien filed against it after the owner failed to follow a payment plan. The other two accounts have been turned over to Legal because the owner did not respond to any collection attempts by Management.

Action Item:

Motion - File lawsuit 3 past due accounts and give 12-month payment plan for new delinquency (Anne Clardy)

Second (Nicole Miller)

Passed (Unanimous)

VII. Old Business

A. Pool Landscaping - Completed. The pool cover has been delivered and is in the mechanical room to be installed on a good weather day by Mountain Pools. Total landscape bill came to \$39,203 including a discount on equipment and labor rates.

B. Spring / Summer Projects 2018

- i. Siding Replacement - Empire Works, a company from Denver, came to evaluate the siding and will provide an estimated cost. Some destructive testing will be needed to determine an order of need for the buildings.
- ii. Lighting Upgrades – Central Electric will be hired to replace all of the light post bulbs with LED bulbs and to assess a few posts that have not been working properly. The project is scheduled for December 13. Temporary motion sensing lights have been installed until upgrades are completed. Considerations may be made for light posts that are very near to unit windows on the interior areas of the property.
- iii. Pool restrooms – temporary toilets cost \$135/mo. and includes weekly cleaning. Toilets for the pool area would be appropriate for about 4 months per year (June-September).

C. Reserve Study Final Draft – The final draft of the Reserve Study was given to each Board Member.

VIII. New Business

A. Fire Alarm inspection- Completed by Western Security in 3 days; quicker than usual. Some further repairs will be needed for specific unit issues.

B. Handicap parking space for Sigma 13 request – A handicap space will be added near to Sigma 13, next to an existing space.

C. Other

- A.** A tenant at the Ski View Apartments has asked to rent a parking space at Walton Village. The Board is not opposed to the idea of renting spaces. Management will talk to the HOA attorney for possible legal ramifications of renting spaces.
- B.** Slip and Fall – An Owner fell and broke her wrist in the parking lot east of the Rho Building. She has asked the Board to consider the options for better snow/ice control. There was discussion about the current snow removal program and the options for mitigating risk. Brian explained that any desired level of snow removal is available, it just costs more money. Some extra, on-demand plowing will be done whenever the weather allows for it in an attempt to minimize the risk of Colorado winters.
- C.** Water heater liability – An upstairs unit in the Alpha Building leaked damaging lower units. The water heater was 21 years old and Association policy allows for costs to be assessed to a negligent owner if the water heater is more than 10 years old.
Action Item:
Motion to assess damages to negligent owner (Anne Clardy)
Seconded (Nicole Miller)
Passed – Unanimous
- D.** Vacancy on the Board. Two owners were interested and the Board has the choice of appointing one to fill the vacancy. The Board discussed the two candidates and made a motion as follows:
Action Item:
Motion for Gary Reynolds to be appointed as Board Member (Anne Clardy)
Seconded – (Nicole Miller)
Approved- Unanimous
- E.** Next Meeting – The next Board Meeting was scheduled for Monday February 11, 2019 at 5:30 P.M.

Meeting Adjourned at 7:28 P.M.