

**Walton Village Condominium Association**  
**Annual Homeowner's Meeting**  
**May 20, 2017**

- I. **Call to Order** – The Annual Meeting of the Walton Village Condominium Association was held on Saturday, May 20, 2017 in the conference room at Rex's, 3190 S. Lincoln Ave, Steamboat Springs, Colorado. Stacy Huffman, Association President, called the meeting to order at 9:31 A.M.
- II. **Review Conduct of a Board Meeting** - A brief overview of the meeting procedure was explained.
- III. **Roll Call** – The Board of Directors for the Walton Village Condominium Association introduced themselves which was followed by introductions of each owner in attendance, and the Management team. The following Walton Village Condominium Association Owners were in attendance;

Stacy Huffman (President)	Gamma 6	William McKellar	Epsilon 6
Gary Arentz & Anne Clardy (Treasurer)	Omega 10	Mike Nell	Beta 11
Andrea Robbins	Rho 15	Gary Reynolds	Beta 8
Andrew Henry	Epsilon 8	Arny Swartz	Delta 1
Greg Neppl	Epsilon 9	Mike Hodder	Alpha 10
Winnie Delliquadri	Omicron 14	Sue Weber	Gamma 12
Mike Nartker	Epsilon 13	Rex Stafford	Gamma 2
Nicole Miller (At Large)	Delta 5, Gamma 14, Beta 14	Gregory Campbell	Epsilon 10
Debbie Metscher	Delta 12	Tim & Glenna Olmsted	Omicron 16
Tony Shelley	Delta 3	Tom Ihrig	Epsilon 4
Dom Riggio	Alpha 14	Julie Brown	Omega 13, Pi 8
Jean Clougherty	Pi 4	Jeff & Christine Buck	Omega 9, Pi2
Susan Kelley	Gamma 8	Judith Lehel	Delta 8
Bettina Martens	Epsilon 14	Doug Mathre	Pi 10
Nick & Leah Ramberg	Omega 8	Al Reiner	Omicron 1
Evelyn R. Berge	Omega 16		

The following units were represented by Proxy:

Alpha 13	Rho 8	Epsilon 16
Sigma 15	Alpha 3	Sigma 4
Beta 15	Omicron 3	

**Also in Attendance** - representing Axis West Management & Realty, were Brian Berge (Community Association Manager) Evelyn Berge (Owner), and Urte Delliquadri, Bookkeeper. Mark Freirich, Association Attorney, attended via telephone conference.

**Establishment of Quorum (10% of owners represented)** – Brian Berge, determined that a quorum was present, with 31 units represented in person and 8 units represented by Proxy for a total of 39 units represented.

- IV. Approval of Meeting Minutes** –Meeting minutes from the May 21, 2016 Annual Homeowner’s Meeting were presented for review.

**ACTION TAKEN:**

*Motion to approve the Minutes from May 21, 2016 Annual Meeting (Tom Ihrig)*

*Motion seconded (Gary Reynolds)*

*Motion Passed (Unanimous)*

- V. Review of Current Financials**

- a. Balance Sheet, Profit & Loss** – Urte Delliquadri Reviewed the Balance Sheet and Profit & Loss Budget vs. Actual dated March 31, 2017 noting that there is still one quarter remaining in the fiscal year.
- b. Proposed Budget 2017-2018** - Stacy Huffman presented the Proposed Budget for 2017-2018, noting that there is no proposed increase to dues and that a new source of income is budgeted for the Walton Village Townhomes to pay for upgrades to the shared amenities. Owners requested that snowplowing contracts be revisited for next winter to see if more frequent plowing is a viable option. A discussion about changing Comcast services ended with few owners in support of adding internet service.

**ACTION TAKEN:**

*Motion to approve the Proposed Budget for 2017-2018 (Al Reiner)*

*Motion seconded (Greg Neppi)*

*Motion Passed (Unanimous)*

- c. Delinquent Accounts** – Overall delinquency was noted to be very low with a few past due owners adhering to payment plans.
- d. Capital Reserves** – Brian Berge presented the 10-Year Maintenance Plan noting that a true Reserve Study should be conducted to have expert opinions rather than only those of Management. He also reminded owners that the Maintenance Plan is only a worksheet and should not be counted on as a schedule or financial report.

- VI. Maintenance Report** – Brian Berge provided a progress report on the Pool Project and commended Gary Reynolds for his help and guidance with the project. Brian also reviewed the recommended Capital Improvement Projects for summer 2017 below:

Entryway and Stair Improvements  
Tennis Court Crack Repairs  
Dumpster Enclosure Construction on Athens Plaza  
Chimney Chase Cap Replacements  
Storage Closet Floor Repairs  
Repaving areas of Sparta Plaza  
Building Painting

Several owners expressed their desire to have the Athens Plaza dumpster enclosure built as soon as possible to reduce bear activity and illegal dumping. A show of hands revealed that most owners supported building the enclosure in the summer of 2017, but few favored a special assessment to fund immediate construction. The Board explained that they want to wait and see how low the Association's reserves get with the Pool Project prior to committing to any other large projects but assured owners that it is a planned project of high priority. Possible improvements to the access control for the volleyball court and alternate uses of two of the tennis courts were discussed as well.

## **VII. Old Business**

**a. Pool Replacement** – Brian Berge provided an overview of the progress that has been made on the Pool Project, noting that much of the behind-the-scenes upgrades have been completed and the contractors from Denver, Moore Pools, have begun working. If the project proceeds according to schedule the pool could be open by mid-July. A new pool is being constructed within the shell of the old pool along with new plumbing, a salt water system and new heater. The hot tub is also being reconstructed and the building upgraded with new ventilation, windows, and finishes. Various code upgrades are also included in the project.

### **b. Rules and Regulations**

**i. Dogs** – The results of a survey emailed to owners were discussed, showing that the respondents were split 50/50 about the idea. Nicole Miller presented an argument in favor of allowing owners to have dogs and possible ways of transitioning to a dog-friendly property. After some discussion a show of hands revealed that the overwhelming majority are opposed to allowing dogs at this time.

**ii. Omicron Occupancy Limits** – The Omicron Building is the only building designated as Walton Village II, which is subject to slightly different rules, including allowing nightly rentals. Omicron units have 2 bathrooms and built-in murphy beds. The current draft of the Proposed Rules and Regulations does not specifically address occupancy limits for nightly rental guests and the Board of Directors requested input from owners before finalizing the occupancy limit. After discussion, a show of hands revealed that a majority favor allowing up to 4 people in Omicron units for short-term rentals, and limiting long-term occupancy to 2 people.

## **VIII. New Business – Educational Presentation by Mark Freirich**

Mark Freirich, the Association's attorney, presented a memorandum he wrote explaining the obligations of the Association with regard to Service Animals and Assistance (Emotional Support) Animals. Mark explained that the Association must allow the Animals as long as the person requesting an exception to the no pets policy has a disability and needs the animal. He went on to note that any dangerous or vicious animals need not be allowed.

**IX. Election of Board of Directors**

Kirstin Tidik vacated her position on the Board of Directors while all other Board Members were all willing to serve another term. Two new owners (Gregory Campbell and Nicholas Ramberg) accepted nominations to serve on the Board of Directors, along with the three Board Members in attendance: Stacy Andrew, Nicole Miller, and Anne Clardy. With 5 nominees and 5 vacancies, a vote was not necessary and the Board of Directors was set as listed below:

Stacy Andrew

Nicole Miller

Anne Clardy

Gregory Campbell

Nicholas Ramberg

**Adjournment** – The 2016 Annual Homeowner’s Meeting for the Walton Village Condominium Association was adjourned at 11:56 A.M.