

**Walton Village Condominium Association**  
**Budget Ratification Meeting Minutes**  
**June 19, 2019**

I. Call to Order – The meeting was called to order by Anne Clardy, President, at 5:33 P.M.

II. Roll Call

Owners attending in person:

Anne Clardy, Omega 10

Bettina Martens, Epsilon 14

Gary Reynolds, Beta 8

Kathy Adelman, Beta 13

Stuart Orzach, Omega 1

James Harmon, Omega 11

Freda White, Delta 13

Katie Weeks, Omega 3

Susan Moore, Rho 1

Owners represented by Proxy:

Susan Kelly, Gamma 8 – Brian Berge

Travis Wilkinson, Beta 6 – Brian Berge

Marc Ridley, Sigma 3 – Stuart Orzach

Jerry Duncan, Omega 5 – Brian Berge

JE-N-E, LLC, Omega 16 – Brian Berge

Mike Hendrickson, Delta 15 – Brian Berge

Gregory Neppel, Epsilon 9 – Brian Berge

Brete Beauvais, Omega 4 – Stuart Orzach

Jerome Dayton, Sigma 14 – Brian Berge

Tom McClintock, Pi 1 – Brian Berge

Greg/Carol Peterson, Rho 10 – Brian Berge

Greg/Carol Peterson, Omicron 2 – Brian Berge

Ross Bashor/Connie Haines, Sigma 4 – Brian Berge

Mike Nartker, Epsilon 13 – Bettina Martens

Robert Drew, Beta 15 – Anne Clardy

Nicole Miller, Delta 5 – Anne Clardy

Also in attendance from Axis West Management:

Brian Berge, Community Association Manager

III. Prior to voting, Stuart Orzach asked if the Siding Reserve on the Proposed Budget would be kept in a separate bank account and was informed that it will not be a separate bank account but will be accounted for as a separate line item on the financial reports for tracking purposes. Stuart noted that he is concerned that the siding isn't in need of replacement and that there is too much emphasis being placed on the visual appeal of the buildings. He was also upset that the Annual Meeting didn't contain a specific Agenda item for the discussion of the siding project.

Proxies were read to determine that 16 owners were represented by Proxy. It was noted that two Proxy Holders were not in attendance at the meeting. Stuart Orzach stated his belief that it is unethical for the Manager to be a Proxy Holder. Brian Berge explained that Management will only accept Directed Proxies where the owner specifies their vote and does not leave decision making to the Manager.

Attendees were given the opportunity to speak for three minutes and two owners did so: Stuart Orzach explained that he is against the ratification of the Proposed Budget because he believes the Board is prioritizing investors over residents. He also doesn't believe adequate notice of a potential increase in dues was given, and that it should have been on the Agenda of the Annual Meeting. Stuart was concerned that this meeting wasn't being recorded and stated that he doesn't agree with the Board's expectation that construction costs will increase in the future and that they have not done their due diligence.

Katie Weeks stated that she is in favor of the project and would like to see it done as soon as possible. She said that she is in favor of the Proposed Budget because it is a step closer to completing the project.

***Action Item:***

*Motion to vote on ratification of the Proposed 2019-2020 Budget (Bettina Martens)*

*Seconded (Katie Weeks)*

*Ballot voting revealed the following results:*

*17 votes in favor of ratification, 8 votes against. With the majority of votes in favor, **the 2019-2020 Budget was ratified.***

IV. Adjournment – The meeting was adjourned at 6:20 P.M.