

Walton Village Condominium Association
Board of Directors Meeting
April 13, 2022

- I. Call to Order** - The Board of Directors Meeting of the Walton Village Condominiums was held on April 13, 2022 via Zoom teleconference. The meeting was called to order by Carol Peterson at 5:35 P.M.

II. Roll Call

1. Kindra Stanfill
2. Matt Kauffman
3. Bettina Martens- At Large
4. Carol Peterson- President - Omicron 2 and Rho 10
5. Anne Clardy- Vice President

Also, in Attendance – representing Axis West Management: Brian Berge and Chris Dombey.

III. Financials

A. Budget Vs Actuals

Apex- Carol Peterson thinks the amount charged does not make sense to be charged for work that wasn't done. The Board wants every invoice from Apex approved before paying. The Board wants to talk to Andrew to discuss this bill and see what is going on. Axis West will set up a call with Carol and Andrew to discuss refunding 50% of what was paid for snow removal.

- B. Aged Receivables.** There is an Owner that is very far behind. Brian Berge explained the next step is a foreclosure for payment of the HOA dues. The Board thinks if she can't get caught up by the end of the year then she will be foreclosed upon. Axis West will issue a foreclosure warning. There are 3 Units that will have liens filed against them.

C. Old Business

D. Projects

- 1. Volleyball Court-** The Board wants a date as to when they are going to start. The Board wants him to start as soon as possible.

2. **Asphalt Sealcoating-** The board discussed the asphalt sealcoating, there was board frustration with people working on their vehicles and oil being on the asphalt.
3. **Chimney Cap Replacement-**
4. **Landscaping-** The Board wanted to have rocks and some different landscaping done. The Board decided to poll the Owner's at the Annual Meeting and see what they want done. The Board wants the property cleaned up, especially in areas where there is no water. There was a board question about replotting the lots because it is so confusing with the Townhomes and replatting everything. The Board discussed maybe getting a survey and figuring out if the Townhomes are willing to work something out. Matt Kauffman said that the Board would probably have to discuss with the planning committee and the building department to see what it would take to replat the lot lines between the townhomes and condos. The Board wants phase 1 southside, phase II a submission from the board after a walk around to expand rock and have less watering areas.

Apex is a lot more confident in his crew and can do it for a lower price this year. 600 instead of 800 for the mowing this year. Green Jeans committed and backed out last year. They showed interest again this year. The board would rather go with Green Jeans over Apex if they can actually do the work. The board would like to review the contract and see what they are being promised from both companies.

Axis West will reach out to Green Jeans and see if they can take on the work.

- E. **Noise Complaints-** Brian Berge said there were no specific noise complaints recently or any new ones that Axis West isn't aware of. The Board wants to discuss with Ownership having upstairs Owner's put in soundproof flooring.

- F. Parking- Anne Clardy says that nothing has changed and the parking is out of control near Sparta Plaza. Anne has tagged two vehicles all the time. She believes they need to be towed. Anne believes that Skiview residents are parking along the fence within Walton Village. The board wants to add numbers to the parking spaces near Sparta Plaza to deter people from Skiview Parking.
- G. Short Term Rentals- The Board discussed possibly banning short term rentals. Brian Berge said some people in the Omicron building may have bought into the property specifically to rent so there could be conflict. Brian Berge suggested having an Owner wide vote to see where the Ownership stands on Short Term Rentals. The Board believes there needs to be some sort of oversight. Axis West will put out a poll to the Owners to see what is happening.
- H. Pickleball Center- The Board discussed maybe allowing pickleball to happen on the Tennis Court and maybe converting the tennis courts to pickleball. Carol Peterson cautioned that pickleball could be loud. The board asked if they could put up wind barriers to possibly reduce the noise. There was concern about people using the tennis/pickleball courts for lessons sneaking over to the pool and using the Owner's amenities.

IV. Annual Meeting

The Board discussed the date for the Annual Meeting and landing on June 4th, 2022. A budget meeting will be held on May 18th, 2022.

Scheduling of next meeting: The next Board of Directors Meeting is scheduled for April 6, 2022.

Meeting Adjournment – The Meeting was adjourned by Carol Peterson at 6:54 P.M.