

Walton Village Condominium Association

Board of Directors Meeting

July 20, 2020

I. **Call to Order** - The Board of Directors Meeting of the Walton Village Condominium Association was held on July 20, 2020 via Zoom Teleconference. The meeting was called to order at 5:34 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

Owners/Tenants

Deliana Krasteva, Epsilon 12
Dean Keegan, Sigma 8
Susan Kelly, Gamma 8
Paul St. Pierre, Tenant – Omega 9

Manager:

Brian Berge, Axis West Management

III. **Owners' Forum** – Paul St. Pierre raised questions about bear activity at the property and recommended making alterations to the dumpster enclosure to make bear access more difficult. Brian Berge explained that the dumpster enclosure is not intended to be bearproof, and that the dumpsters themselves are bearproof when used properly. Paul is upset with the tone of the communication he receives from the Board and Management, and he doesn't feel like small maintenance items are addressed in a timely manner.

Dean Keegan would like to have "Guest" as a defined term for the rules and regulations with its own rights and limitations. There has been an individual who has been a guest in several units that is taking advantage of his status to use Association facilities and a group of owners would like to be able to have a measure of control over the "Guest." The Association will consult with its attorney to determine if this is a plausible solution.

Susan Kelly requested that building name/address signs be improved for added visibility to help prevent misdelivered mail etc. When the siding project is undertaken the signage will be improved. The Board will consider other options in the meantime.

Deliana Krasteva does not feel that her noise complaints have been taken seriously and wants to know what the Association will do to solve the noise issues. Anne Clardy told her that the Association is working with their attorney to learn what options the Association has, but the legal advice so far has been to direct the owners/tenants to contact the police because they have more

enforcement options. Deliana was upset that her 11 complaints have only resulted in 4 violations. Brian explained that the complaints must be verified and that just because a complaint is made doesn't mean that a violation is automatic. Bettina Martens noted that the Association is following the established policies and that there are limited available options. The Board requested that all complaints are forwarded to them, regardless of whether or not they have been validated by Management so that they can be more involved in the process.

IV. Financial Review

- A. Profit & Loss Budget vs. Actual** – Brian Berge briefly reviewed May 2020 P&L explaining that the operating side of the budget is over budget, mostly due to trash, snow removal, and tree trimming, and the reserve side is substantially under budget. Brian predicts that the overall fiscal year budget will come in well under budget due to the reserve surplus. There was a question about whether any year-end surplus could be put into the siding reserve fund, and Brian explained that it could be allocated however the Board would like.
- B. Balance Sheet** – Brian reviewed the Balance Sheet noting that the Association is in good financial shape. He also explained that money must be transferred out of Yampa Valley Bank soon in order to stay below the FDIC-insured limit.
- C. Accounts Receivable (July 2020)** – As of the date of the meeting there is approximately \$11,000 outstanding from 5 units. The accounts will be monitored and the collection policy followed.

V. Old Business

- A. Security Cameras** – The cameras are able to monitor the dumpster areas effectively, but it is difficult to identify individuals who are dumping illegally. The best view would be obtained by moving the cameras to the other side of the parking lot, which would require running electricity to an area that doesn't have it currently. Several other options for limiting excess expenses for illegally dumped trash were discussed, including adding access gates for the parking lot, hiring overnight security to patrol the dumpsters, and working with owners to track when tenants will be moving out. The costs of hiring security will be investigated, and large 3'x2' orange signs will be posted on all sides of the dumpster enclosures.
- 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. Summer Projects

- i. Striping – Completed by Hawkeye Striping.
- ii. Entryways – Omicron, Pi, and Omega will be upgraded with new paint and stair tread traction. These are the final 3 buildings to be completed.
- iii. Chimneys – 3 Buildings are slated for having the chimney chase caps replaced. This will be the first phase of replacing all of the chase caps.
- iv. Painting – White painted areas around decks will be the priority for painting this year. Deck top rails and fascia boards will be the main focus. The painters will evaluate areas as they go and paint where necessary. Siding will not be painted at this time.

D. Letter to Owners – An informational letter containing most of the information that would be discussed at an Annual Meeting will be sent to all owners. The letter is 17 pages long and will be emailed to all owners. A separate letter will be sent via USPS to notify people that the document is available in physical form upon request.

E. Bears – This was discussed during the owner's forum.

VI. New Business

A. Noise Complaint – This was discussed during the owner's forum.

B. Resident Conflict – This was discussed during the owner's forum.

C. Insurance / Liability – A rising number of Association insurance claims related to water damage have triggered concern and a change to the policy may be necessary to reduce the number of claims. Many claims are related to owner-owned appliances, but unless the owner has been negligent, the Association ends up bearing the cost of the deductible. One possible option is to raise the Association policy deductible to \$10,000 so that the coverage isn't triggered as easily. Another option may be to amend the policy so that it won't cover owner appliances, or to create policies that place responsibility for those appliances on owners. Options will be discussed with the Association's insurance agent before any change is made.

A maintenance checklist that can be sent to owners will be developed to help educate owners on their responsibilities and remind them of ways to prevent future issues.

D. Other – A complaint related to a tenant watering the grass excessively and positioning the sprinkler so that it hits cars in the parking lot was discussed. The tenant will be allowed to water each area for only 30 minutes and cannot place it where it will hit cars in the parking lot.

Meeting Adjourned at 8:05 P.M