

Walton Village Condominium Association

Board of Directors Meeting

September 7, 2017

I. **Call to Order** - The Board of Directors Meeting of the Walton Village Condominium Association was held on Thursday September 7, 2017 at the Offices of Axis West Realty, Inc. The meeting was called to order at 5:36 P.M.

II. **Roll Call** – The following people were in attendance:

Stacy Andrew, Gamma 6

Anne Clardy, Omega 10

Nicholas Ramberg, Omega 8

Nicole Miller, Beta 14, Delta 5, Gamma 14

Brian Berge, Axis West Management

III. **Owners' Forum** – No Owners' Forum discussion took place.

IV. **Approval of January 11, 2017, March 29, 2017, and June 15, 2017 Meeting Minutes:**

It was noted that Stacy Andrew's name was incorrectly written as Stacy Huffman in one location of the January 11, 2017 Minutes. No other corrections were required.

ACTION ITEM

Motion to approve the Minutes listed above with appropriate change to January 11, 2017. (Anne Clardy)

Seconded (Nicholas Ramberg)

Approved (Unanimous)

V. **Financial Review** - The August 2017 financial statements were reviewed.

A. Budget vs. Actual – Brian Berge noted that there is no expense shown for water due to the billing for water being sent quarterly. This will catch up to what is budgeted once the quarterly bill is received.

B. Accounts Receivable – The judgment filed against Beta 9 was reviewed because action is required by the court. The owner has requested a payment plan of \$500 per month until the balance is paid.

ACTION ITEM

Motion to accept a \$500/ month payment plan for Beta 9 (Anne Clardy)

Seconded (Stacy Andrew)

Approved (Unanimous)

D. Reserve Study –The first bid received for a reserve study was \$5,400 from Reserve Advisors. A local company, Western Reserve Studies, has provided a bid of \$3,450 for a reserve study. The bid from Western Reserve Studies was accepted.

ACTION ITEM

Motion to accept \$3,450 bid from Western Reserve Studies to complete a reserve study. (Stacy Andrew)

Seconded (Anne Clardy)

Approved (Unanimous)

VI. Old Business

A. Pool Project – Brian Berge provided an update of the pool project progress. He noted that the pool is open and being used. Moore Pools, the pool builders have completed their work and their final payment is pending. It was noted that the project is very near budget but concrete prep work cost more than expected. A discussion about the landscaping of the pool area was tabled until next meeting. No landscaping work will be done before spring 2018.

B. Proposed Rules – Mark Freirich, the Association attorney has reviewed the final draft of the Proposed Rules and approved them. The Board has seen the draft and it is up for adoption.

ACTION ITEM

Motion to accept the Proposed Rules and Regulations (Anne Clardy)

Seconded (Nicole Miller)

Approved (Unanimous)

C. Summer 2017 Projects – The following possible projects were briefly discussed with the proposed work:

i. Entryways and Stairs

ACTION ITEM

Motion to approve improvements to 12 stairwells at an estimated cost of \$8,400 (Anne Clardy)

Seconded (Nicholas Ramberg)

Approved (Unanimous)

ii. Restriping of some parking near Rho building will be done in the fall to facilitate snow plowing improvements.

iii. Painting – The trim on the bottom of the buildings will be painted where needed. One bid was received but was more than expected. Management will obtain a second bid from DKN services if they are available.

iv. Dumpster Enclosure for Athens Plaza – The contractor who built the dumpster enclosure on Sparta Plaza believes that the Athens dumpster enclosure can be completed without a building permit because the size is smaller. It would be substantially less expensive if a permit is not required.

v. Alarm Monitoring – Bids from Thayer enterprises and Western Security for radio monitoring will be sent to the Board for review.

VII. New Business

- A. Service/Support Animal Policy** – A Service/Emotional Support Animal Policy was created by Mark Freirich and reviewed by the Board of Directors. If it is legal to charge a fee for registering the animals, a fee will be added.

ACTION ITEM

Motion to adopt the Service/Support Animal Policy (Stacy Andrew)

Seconded (Anne Clardy)

Passed (Unanimous)

- B. Landscaping** – Some minor landscaping improvements requested by a tenant were approved to be completed at the tenant's cost. Some minor expenses (less than \$150) will be covered by the Association.
- C. Winter Preparations** – Management will explore options for snow plowing beyond the standard 4" plowing, once per day.
- D. Owner Comments** – The Board discussed concerns received from owners regarding speeding cars on Athens Plaza. Nicholas Ramberg will investigate removable speed bumps as a possible solution. The possibility of adding pickleball courts to the tennis courts was discussed at an owner's request. The Board is opposed to pickleball at this time due to the noise that it creates.
- E. Scheduling of Next Meeting** – The next Board of Directors Meeting will be held on November 13, 2017.

Meeting Adjourned at 8:08 P.M.