

# Walton Village Condominium Association

## Board of Directors Meeting

### March 12, 2018

- I. **Call to Order** - The Board of Directors Meeting of the Walton Village Condominium Association was held on Monday March 12, 2018 at the Offices of Axis West Realty, Inc. The meeting was called to order at 5:33 P.M.
- II. **Roll Call** – The following people were in attendance:
  - Stacy Andrew, Gamma 6
  - Anne Clardy, Omega 10
  - Nicholas Ramberg, Omega 8 (arrived 5:50 P.M.)
  - Nicole Miller, Beta 14, Delta 5, Gamma 14
  - John Fancher, Pi 14
  - Michele McKellar, Epsilon 6
  - Katie McDonagh, Beta 12
  - Brent Hunstad, Walton Village Townhomes Manager
  - Brian Berge, Axis West Management
- III. **Owners’ Forum** – Michele McKellar expressed concern about the integrity of the siding and decks since there is not a painting schedule. Brian explained that there still is not a painting schedule noting that painting has continued on an as-needed basis to address problem areas. The recently-completed Reserve Study recommends a 6-year painting cycle for buildings as well as some investigative work to determine the condition of siding more conclusively. At this point in time the Board is determining a plan to balance painting vs. complete siding replacement.
- IV. **Approval of December 4, 2017 Meeting Minutes:**
  - ACTION ITEM**
  - Motion to approve the Minutes listed above (Anne Clardy)*
  - Seconded (Nicole Miller)*
  - Approved (Unanimous)*
- V. **Financial Review** - The January 2018 financial statements were reviewed.
  - A. **Budget vs. Actual** – Brian Berge explained that a change was made regarding how the loan to the Walton Village Townhomes is shown on the financial statements due to a recommendation by the external auditor. The amount of the loan payments has not changed, just the way it is accounted for. Trash removal remains over budget and new signs have been installed reminding occupants not to dump oversize items. Electricity is also over budget but it

isn't clear if the rate or usage has changed. Snow removal is under budget due to a light snow year. Overall, the Budget is on track.

- B. Balance Sheet** – The reserve accounts have grown as expected now that the large projects have been mostly paid out. They should continue to grow until the summer 2018 projects begin.
- C. Accounts Receivable** – There are two units that are past due without any response from the owner. The accounts will be sent to the HOA attorney if the accounts are not brought up to current. One account remains on a payment plan as agreed upon.
- D. Reserve Study** – Brian Berge provided an overview of the recommended 2018 summer projects according to the Reserve Study, noting that the Board has the option to alter this plan as much as they consider necessary. Recommended projects include: Asphalt Sealcoating on Athens, Pool Landscaping, and Sump pump/picnic table replacement. Another draft of the Reserve Study is expected prior to finalizing a Budget for 2018-2019.

## **VI. Old Business**

- A. Pool Project** – The remaining items for the pool project are to build a shed for storage of HOA equipment and pool supplies, and to landscape the areas that are not concrete. Some landscaping options will be researched in order to present some options to the Board at the next meeting in the spring.
- B. Spring / Summer Projects 2018**
  - i. Entryways / Stairs – Alpha, Beta, and Rho buildings are the first 3 scheduled for the stair tread replacement.
  - ii. Paving – Not recommended by the Reserve Study until summer 2019 but could be done ahead of schedule if prioritized.
  - iii. Re-Striping – As long as the striping company believes the existing lot can be striped, it will be repainted this spring by the Omega building where stripes have worn away.
  - iv. Painting – There are no plans for painting of buildings at this point because more investigation into siding replacement should be done to determine the remaining life of the existing siding. The association doesn't want to spend money to paint siding that should be replaced immediately after. A larger plan must be considered before an efficient painting schedule can be developed.
  - v. Tennis Courts – An updated bid will be solicited and scheduling availability determined. The last bid was ~\$14,000 per court for a complete repair.
  - vi. Lighting Upgrades – All light posts around the property will be changed to LED bulbs to conserve energy and extend the time required between bulb replacements. The LED bulbs are expected to pay for themselves in

around 2.5 years without accounting for labor costs associated with replacing bulbs.

- vii. Dumpster Enclosure – A building permit will not be required by the city for this enclosure. The Board has requested two new bids for the project that is planned for summer 2018.

## **VII. New Business**

- A. Insurance Claims Update** – The two possible claims were not pursued because one (Beta 6) did not exceed the deductible by a substantial amount and the other claim for mold (Beta 12) was denied by the carrier because mold is excluded.
- B. Winter Updates / Snow Removal** – This winter has been a light snow year and only one complaint has been received regarding snow removal on the sidewalks. Brian Berge explained that any level of service can be arranged, it just costs more money to have more shoveling. The same contractor has been used as the past several years (DKN). Current shoveling is done once per day on days where the accumulation is at least 4” in the morning. Handrails may improve safety conditions in problematic areas.
- C. Other**
  - i. Pool / Hot Tub usage – According to the statistics pulled from the pool lock the usage of the hot tub has been around 140 people per month.
  - ii. Alarm Panel – A tenant at the Rho building damaged the fire alarm panel and has been cited by the police for the damage. It isn’t yet clear how the association may be reimbursed for the damages.
- D. Scheduling of Next Meeting** – The next Board of Directors Meeting will be held on Monday, May 7, 2018 at 5:30 p.m.

**Meeting Adjourned at 8:03 P.M.**