

Walton Village Condominium Association

Board of Directors Meeting

March 21, 2019

- I. **Call to Order** - The Board of Directors Meeting of the Walton Village Condominium Association was held on March 21, 2019 at the offices of Axis West Realty, Inc. Anne Clardy called the meeting to order at 5:33 P.M.

- II. **Roll Call** – The following people were in attendance:
Anne Clardy, Omega 10
Nicole Miller, Delta 5
Gary Reynolds, Beta 8
Nicholas Ramberg, Omega 8
Bettina Martens, Epsilon 14
James Harmon, Omega 11
Also in attendance - Brian Berge, Axis West Management

- III. **Owners’ Forum** – James Harmon came to discuss an issue with smoke smells entering his unit from other units and to voice his support for a property-wide smoking ban. Brian Berge provided a summary of an owner survey from 2014 where 70% of owners said they would support making Walton Village Condominiums completely smoke free. Another survey will be sent to the ownership prior to the Annual Meeting to learn if the ownership is still supportive of a smoking ban. Brian also noted that smoking complaints are the second most frequent complaint after noise complaints. The Association attorney will be consulted regarding the process and legality of a smoking ban.

- IV. **Approval of Previous Meeting Minutes**
Action Item:
Motion to approve the February 11, 2019 (Anne Clardy)
Seconded (Nicole Miller)
Approved (Unanimous)

- V. **Financial Review**

Accounts Receivable – Brian provided an update to the collection process for 3 substantially past due accounts. One owner who owns two delinquent units has remained unresponsive, even after being served with foreclosure documents. The Association attorney is prepared to move forward with the foreclosure on the units at the Board’s request. The Board would like to begin the foreclosure process for one of the units, as long as the past due amounts for both units can be recovered from the sale of the single unit. The other delinquent owner has proposed a new payment plan that they believe is more

realistic. They also explained that they have another property for sale and that they will pay off the full balance due upon the sale of that property. The Board asked management to verify that the property is in fact owned and listed for sale. If the property is for sale the Board is willing to accept the payment plan proposed by the delinquent owner.

VI. Old Business

A. Spring / Summer Projects 2019

- i. **Siding** – The Board discussed the benefits of hiring an architect for design work vs. someone to photoshop new colors to envision changes. Due to the high cost of a siding replacement it was decided that a professional architect's design is worth the money. Management will verify that a design will be available for the Annual Meeting and get bids from other architects if they will also be able to provide a design by the meeting. Any siding work would be undertaken in 2020 at the earliest.
- ii. **Asphalt** – Management will acquire bids for replacing asphalt on the Sparta Plaza side of the property as previously identified.
- iii. **Security Cameras** – The bids received for installing security cameras came in well above the cost that was estimated by Western Security. Several options exist for more basic cameras that can record and have footage reviewed via the internet. This would require internet connections to be installed on the Beta and Rho buildings to support the cameras. These cameras may not assist with reading license plates, but will allow for posting signs that the area is under video surveillance, and hopefully curb illegal dumping.
- iv. **Landscape/Irrigation** – No landscaping or irrigation projects are planned at this time. An alternative to irrigation in many areas would be xeriscape landscaping that does not require much water. All options will be pursued in the future.
- v. **Tennis Court Plan** – The Board is supportive of building raised garden beds on the two tennis courts that are no longer used. A question on the smoking survey will ask owners if they are for or against building garden beds.

VII. New Business

- A. Complaints** – Brian Berge provided updates regarding past noise complaints, noting that there have not been any new complaints lodged and that Management is hopeful that the solution has been resolved. Smoking complaints were previously discussed during the Owners Forum.
- B. Annual Homeowners Meeting** – The Annual Meeting will be scheduled for May 18, 2019 as long as the usual meeting place is available.

Next Meeting – The next Board Meeting was scheduled for Monday, May 6, 2019 at 5:30 P.M.

Meeting Adjourned at 7:02 P.M.