

Walton Village Condominium Association
Board of Directors Meeting
February 9, 2021

- I. **Call to Order** - The Annual Owners Meeting of the Walton Village Townhomes was held on February 9, 2021 via Zoom teleconference. The meeting was called to order by Anne Clardy at 5:36 P.M.

II. **Roll Call**

1. Christine Thebo - Alpha 3	7. Sarah Collins - Alpha 5
2. Carol Peterson - Treasurer,	8. Susan Kelly - Gamma 8
3. Cindy Schifferer - Gamma 15	9. Justin Barker - Delta 10
4. Stuart Orzach - Omega 1	10. Mike Nell - Beta 11
5. Kindra Stanfill - Secretary,	11. Gary Reynolds - Vice President, Beta 8
6. Anne Clardy - President, Omega 10	

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

III. **Owners Forum**

- a. Cindy Shifferer- Cindy moved in recently and had an inspection that mentioned water damage from damaged siding on the outside. Brian Berge responded that the siding is an HOA responsibility. He mentioned repairs being made before the paint project which would likely include Cindy’s unit. Cindy mentioned that drywall damage on the inside is in the same spot where the siding is damaged on the outside. The damage will be inspected to determine the source and ensure that no water can enter the unit from the roof.
- b. Christine Thebo- Christine mentioned that the door locks have frozen on her unit and had to be replaced each of the past 3 winters. She wanted to bring it to the board's attention in case it was a bigger issue throughout Walton Village. Brian Berge mentioned another unit that had the same issue. That unit used a lock cover as a solution.
- c. Sarah Collins- Sarah mentioned the hot tub and that she is paying for the amenity and wants to use it. Sarah wants a method to be implemented so that the hot tub can be used safely. Anne Clardy explained that it was shut down because of the Pandemic and they will give it some thought. Kindra Stanfill mentioned that we need to look at county regulations and see what neighboring communities are implementing for access. Brian Berge mentioned that the community has stronger guidelines to follow because the hot tub is indoors. Brian said that meeting the state guidelines is a challenge, but some HOA’s have

worked it out. Anne Clardy said that discussion needs to happen after finding the guidelines and researching things a little deeper.

- d. Mike Nell - Mike mentioned that the trim that was added last year was put up over rotten siding. Gary explained that the assessment would be too expensive to repair and replace the siding, so they decided to freshen it up instead of repairing and replacing.
- e. Justin Barker - Justin brought up the salt being laid out on the sidewalks during snow removal. Axis West will talk to the shoveling company about that and have the amount reduced.

IV. Approval of Minutes

Action Taken:

Motion to approve meeting minutes from December 21, 2020 (Anne Clardy)

Motion Seconded (Carol Peterson)

Motion Carried (Unanimous)

V. Financial Review

- a. Brian Berge presented the financial report. There were no questions on the Budget vs. Actual or the Balance Sheet. Carol Peterson inquired about the budget for next year and wanted to get a budget set. Brian explained that the budget would be approved at the Annual Meeting which usually takes place in May.
- b. Brian Berge presented the Accounts Receivable and noted that there are two outstanding accounts past due by 2 quarters. There are 6 owners that have not paid the most recent dues.

VI. Old Business

- a. Brian Berge spoke about the Comcast Internet Change. Kindra Stanfill asked if anyone else's internet is slower. Carol Peterson agreed that the internet was much slower than before, noting that she has called Comcast about the issue.
- b. Brian Berge gave an update on the parking passes. There are 160 permits issued. Only 116 units have permits, and several have 2 permits. 44 units don't have permits at all. The parking situation has gotten better overall, but notices are still being issued.
- c. Brian Berge explained the snow removal contract after receiving complaints about snow not getting removed under 4 inches. Anne Clardy mentioned that people were moving cars and their spaces and sidewalks didn't get shoveled at

all. Anne mentioned that ice formed and it was dangerous walking to the trash. Susan also mentioned the snow removal has been below average in her opinion. There was a brief discussion about changing the snow removal contracts to 2 inches instead of 4 inches, but the consensus was that it isn't worth the added cost.

d. Planned Projects

- i.** Painting- Brian Berge presented the results from the painting survey. It was a very close result so there was discussion around how to weight the voting or send another survey between the final two. It was decided that another survey should be sent with only the two most popular choices.
- ii.** Fencing- Management has received two quotes for the fencing project to secure the volleyball courts. The bids are both close in price. Gary Reynolds spoke up and said the chain link fence quotes were very high and he will look for someone else to bid as well.
- iii.** Tennis Courts- Brian Berge explained that a preliminary bid indicates that resurfacing all 4 courts would not be possible with the budgeted amount. He mentioned that two of the four courts may not need to be resurfaced. Gary Reynolds added that it may be best to just do two courts this year.
- iv.** Landscaping- Gary Reynolds plans on walking the property in the spring with the landscapers and getting a bid to see what the cost would be. He said that depending on price this may not get done this summer.
- v.** Sealcoating- Brian Berge spoke about seal coats being due on the Sparta Plaza and noted that Athens Plaza is showing wear. The question was brought up as to why the asphalt would need to be sealed so soon after it was replaced and Brian said that it was recommended by United Companies, the contractor who paved. . The discussion was to do crack sealing and leave the entire seal coat off until another year.

VII. New Business

- a.** Complaints- Brian mentioned the most common complaint we have received is for vehicles blocking walkways.

There was another complaint about smoke smell in the Omega building. It was asked if there was a rule around smoking. Brian explained that if there is a complaint about smoking it falls under the nuisance clause of the Rules and Regulations, but there isn't a specific smoking rule.

- b.** Maintenance Items

- i. Parking lot lights- The lights that were not working near the Beta building are up and running again. There are a few lights that haven't been fixed near Omega and Pi. There was also discussion that the lights are too bright, with several people agreeing Possible solutions will be investigated.
- c. Insurance Change- The Board previously discussed changing the deductible on the insurance policy to \$10,000 instead of \$5,000, but no formal motion was made. In order to initiate the change a motion would be required.

Action Taken:

Motion to increase deductible to \$10,000 (Anne Clardy)

Motion Seconded (Carol Peterson)

Motion Carried (Unanimous)

- d. Carol Peterson brought up having some policies regarding residents placing bird feeders and recommended not allowing them before July so that bears are not attracted to the property.

Scheduling of next meeting: The next Board of Directors Meeting is scheduled for May 11th at 5:30 P.M.

The Annual Homeowners Meeting is scheduled for June 12, 2021 at 9:00 A.M.

Meeting Adjournment – The Meeting was adjourned by Anne Clardy at 7:31 P.M.