

Walton Village Condominium Association
Board of Directors Meeting
September 1, 2021

- I. **Call to Order** - The Budget Owners Meeting of the Walton Village Condominiums was held on September 1, 2021 via Zoom teleconference. The meeting was called to order by Brian Berge at 5: P.M.

II. **Roll Call**

1. Matt Kauffman- Treasurer- Beta 7
3. Anne Clardy-Vice President- Omega 10
4. Carol Peterson- President - Omicron 2 and Rho 10

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

III. **Financial Review**

- A. Budget v Actual- August-** Carol Peterson asked how getting approvals for landscaping was going. Brian Berge explained on the walk around with Apex that they have GPS trackers on their lawnmowers to verify their work. There were no other questions on the budget. Carol Peterson had a question about the painting reserve line item. Brian Berge clarified that the siding and painting was removed. Carol Peterson asked about grounds and landscaping and why it was over by \$6,000. Brian Berge explained that the tree removal billing was rolled into the landscaping line item. Brian Berge explained this is the first month of the fiscal year and there won't be much information to gather from the budget for the year this early.
- B. Balance Sheet- August-** Carol Peterson asked about the "Due to" line item on the balance sheet. Brian Berge explained Owners pay with one check that is credited to the operating account and the due to amount is what actually belongs in the reserve account but hasn't been transferred. Anne Clardy asked what the prepaid amount was, Brian Berge said he would find out and let the Board know. Anne Clardy asked about the amount in the major maintenance line item and Brian Berge explained that the painting had to be deducted and is all paid for.
- C. Accounts Receivable- September-** Brian Berge said there are 3 accounts that are past due more than the recent quarter. He said there are two Owners that need to have a lawyer send a letter and then possibly file a lean. One Owner has tried to reach out to Brian, but they haven't connected. The other

has not reached out at all and he has not been able to reach them. Matt Kauffman asked about the legal expenses to file a lien. Brian Berge explained that those expenses will fall back on the Owner. Brian Berge also said the 3rd is two quarters behind. The Board agrees that lawyer letters should be sent.

IV. Meeting Minutes Approval

Carol Peterson asked if the signs for addresses were put up for delivery drivers. Brian Berge said that they were put up and a couple buildings could probably use another sign.

Action Taken:

Motion to approve the meeting minutes from July 7th, 2021 as amended.

(Matt Kauffman)

Motion seconded (Anne Clardy)

Motion carried (Unanimous)

V. Old Business

A. Summer Projects

- 1. Campus Lighting-** Brian Berge said the repairs were made and they put a more durable line in by the dumpsters on the Athens Plaza side and the pole outside of Alpha was replaced as well. Brian also explained that the aim for the lights is something they don't want to deal with. Brian explained that Apex could possibly rent a lift and do that job if needed. Brian said there are probably 3 or 4 lights that could be moved. Anne Clardy said we should wait until the Annual Meeting to see if there are more complaints and if it's brought up on the floor.
- 2. Fence Replacement/Volleyball-** Brian Berge said that the permit submission was accepted, but the permit has not been approved. The fencing company wasn't in the city database, but the contractor said they have all the paperwork completed and they should have the permit hopefully in a week. Carol Peterson said that if the project is over the bid amount they shouldn't pay more than 10%.
- 3. Tennis/Pickleball Courts-** Brian Berge explained that the voting for making two of the tennis courts into pickleball courts is still split 50/50 with noise being the most common concern. Brian said he looked into noise reducing walls and that would cost \$30,000 or so. Carol Peterson

mentioned some of the other ideas from the Annual Meeting with yard games, like bocce ball etc.

4. Landscaping- Carol Peterson asked if rocks would be put in previously identified areas. Carol also asked if there would be more bids sought out or if Apex would be able to provide a schedule so they could be held accountable. Carol believes in order to keep the contract that is a must. Carol Peterson mentioned the area with no sprinklers by the Pi and Rho building could be watered by a tenant a few times a week. Apparently a tenant has offered to do that job for a fee. Anne Clardy said that would be okay if there were strong guidelines.

B. Parking- Additional Spaces- Brent Hundstad, the HOA Manager for the Townhomes approached the Townhome Board to ask about additional parking spots and the Board declined that plan. Carol Peterson mentioned that the property between the Townhomes and Condos needs to be better maintained and wants to hold the Townhomes accountable for that area.

VI. New Business

A. Pool Closing Schedule- The pool will be closed September 12th, 2021

B. Seal Coat- Carol Peterson asked about timing on the seal coating. Brian Berge said the recommendation is two years after new asphalt for the seal coat. Carol Peterson thinks it should be delayed 4-5 years and not redone every 2 years. Brian Berge recommended looking into that further before delaying it to see if the seal coat really needs to be done after two years or if they can delay it for cost savings.

Anne Clardy asked about the roofs and when they were done and when they needed to be done again. Brian Berge explained it's usually around 20 years before that needs to be done.

Carol Peterson said that siding needs to be looked at and the dues need to be raised at some point to be able to pay for it.

Adjournment - The Meeting was adjourned at 6:31 P.M.