

Walton Village Condominium Association

Annual Homeowner's Meeting

May 19, 2018

- I. Call to Order** – The Annual Meeting of the Walton Village Condominium Association was held on Saturday, May 19, 2018 in the conference room at Rex's, 3190 S. Lincoln Ave, Steamboat Springs, Colorado. Stacy Andrew, Association President, called the meeting to order at 9:34 A.M.
- II. Review Conduct of a Board Meeting** - A brief overview of the meeting procedure was explained.
- III. Roll Call** – The Board of Directors for the Walton Village Condominium Association introduced themselves which was followed by introductions of each owner in attendance, and the Management team. The following Walton Village Condominium Association Owners were in attendance;

Stacy Andrew (President)	Gamma 6	William McKellar	Epsilon 6
Anne Clardy (Treasurer)	Omega 10	Mike Nell	Beta 11
Alysa Selby/Sara Fisher	PI 11	Gary Reynolds	Beta 8
Carol Peterson	Omicron 2	Zsuzsi Starkloff	Rho 16
Heather Ruggiero	Gamma 12	Denyce Hodder	Alpha 10
Sue Weber	Gamma 12	Sue Weber	Gamma 12
Evlyn Berge	Omega 16	Rex Stafford	Gamma 2
Nicole Miller (At Large)	Delta 5, Gamma 14, Beta 14	Bettina Martens	Epsilon 14
Ivo Dimitrov	Rho 3	Judith Lehel	Delta 8
Kirsten Tidik	PI 16	Nick Ramberg	Omega 8
Jean Clougherty	Pi 4		

The following units were represented by Proxy:

Alpha 13
Sigma 15
Beta 15
Omega 15
Epsilon 8

Rho 8
Alpha 3
Omicron 3
Beta 10
Omega 13

Epsilon 16
Sigma 4
Alpha 4
Rho 3
Pi 8

Also in Attendance - representing Axis West Management & Realty were Brian Berge (Community Association Manager) Evlyn Berge (Owner), and Deb Holmes (Office Administrator).

Establishment of Quorum (10% of owners represented) – Brian Berge, determined that a quorum was present, with 23 units represented in person and 15 units represented by Proxy for a total of 38 units represented (23.75%).

- IV. Approval of Meeting Minutes** –Meeting minutes from the May 20, 2017 Annual Homeowner's Meeting were presented for review.

ACTION TAKEN:

Motion to approve the Minutes from May 20, 2017 Annual Meeting (Zsuzsi Starkloff)

Motion seconded (Judith Lehil)

Motion Passed (Unanimous)

V. Review of Current Financials

- a. **Balance Sheet, Profit & Loss** – Brian Berge reviewed the Balance Sheet and Profit & Loss Budget vs. Actual dated March 31, 2018 noting that there is still one quarter remaining in the fiscal year.
- b. **Proposed Budget 2018-2019** - Stacy Andrew presented the Proposed Budget for 2017-2018, noting that there is a proposed increase to dues. A discussion followed with most comfortable with a dues increase. Some owners want less than the proposed \$50 increase, perhaps \$30. Most of the owners are in agreement that there should be a dues increase.
- c. **Delinquent Accounts** – Overall delinquency was noted to be very low with a few past due owners adhering to payment plans. Three accounts are past due without a payment plan. One is to the point of legal intervention.
- d. **Capital Reserves** – Brian Berge presented the 10-Year Maintenance Plan noting that a true Reserve Study should be conducted to have expert opinions rather than only those of Management. He also reminded owners that the Maintenance Plan is only a worksheet and should not be counted on as a schedule or financial report.

VI. Maintenance Report – Brian Berge provided a progress report on the Pool Project and with Stacy, commended Gary Reynolds for his help and guidance with the project. Brian also reviewed the recommended Capital Improvement Projects for summer 2018 below:

Landscape around pool area
Upgraded lighting for all the light posts
Entryway and Stair Improvements – Alpha, Beta, Rho buildings
Tennis Court Crack Repairs
Dumpster Enclosure Construction on Athens Plaza
Storage Closet Floor Repairs
Building Painting
Restriping
Roof and Fascia replacement
Upgraded sprinkler system controls
Picnic table upgrades
Sealcoating parking lot between Beta and Gamma buildings
Some destructive testing of siding for testing

VII. Old Business

Tennis court plan

The Board will review suggestions for upkeep or repurposing the two courts that won't be maintained as tennis courts. There was discussion about repurposing the courts for pickle ball, basketball, or a community gardens or grilling area.

There was discussion to move the sand volleyball inside the gates to prevent non WV users.

a. Rules and Regulations

In 2017 WV adopted a service animal policy and it is included in the packet for review.

A water heater replacement policy was adopted last year and is included in the packet. There was some discussion about the HOA sending reminders to replace water heaters. Most decided it is up to owners to track installation date and replacement date. There was some discussion of catch pans and water monitors to prevent water damage if water heater fails.

VIII. New Business

Mark the attorney was not able to attend. Owner education information was presented by Brian on Mark Frierich's behalf. Subjects presented included: mold damage suits, prevention and mitigation. The overall insurance policy doesn't cover mold claims. A memo to WV owners is provided in the meeting packet regarding the mold policy.

Election of Board of Directors

Greg Campbell vacated his position on the Board of Directors while all other Board Members were all willing to serve another term. Bettina Martens offered to serve on the Board, along with the Board Members in attendance: Stacy Andrew, Nicole Miller, and Anne Clardy. With 5 nominees and 5 vacancies, a vote was not necessary and the Board of Directors was set as listed below:

Stacy Andrew
Nicole Miller
Anne Clardy
Bettina Martens
Nicholas Ramberg

Adjournment – The 2018 Annual Homeowner's Meeting for the Walton Village Condominium Association was adjourned at 11:17 A.M.