

# Walton Village Condominium Association

## Annual Homeowners Meeting

### June 12, 2021

- I. Call to Order** – The Annual Meeting of the Walton Village Condominium Association was held on Saturday, June 12, 2021 Via ZOOM. Anne Clardy, Association President, called the meeting to order at 9:30 A.M.
- II. 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:

Anne Clardy (President) – Omega 10	Lena Franzen – Epsilon 16
Carol Peterson (Treasurer) – Rho 10, Omicron 2	Susan Kelly – Gamma 8
Bettina Martens (At Large) – Epsilon 14	Rex Stafford – Gamma 2
Gary Reynolds (Vice President) – Beta 8	Stuart Orzach – Omega 1
Kindra Stanfill (Secretary) – Gamma 10	Matt Kauffman – Beta 7
Al Reiner – Omicron 1	Alysa & Chris Selby – Pi 11
Katie Weeks – Omega 3	Linda Scherer – Gamma 5
Lucy & Mike Nell – Beta 11	Cindy Schifferer – Gamma 15
Sarah Collins – Alpha 5	

The following units were represented by Proxy:  
Epsilon 13, Delta 3, Sigma 4, Pi 1, Rho 7, Beta 15

Also, in attendance representing Axis West Management & Realty were Brian Berge, and Chris Dombey. A quorum was determined to be present with 24 units (15%) represented in person or by Proxy.

### III. Review of Current Financials

- A. Balance Sheet**- Brian Berge presented an overview of the balance sheet. There were no questions.
- B. Budget Vs. Actual**- Brian Berge presented the budget vs actual and explained that water, sewer, cable, and grounds and landscaping budget are all over budget. Brian explained pool costs, building maintenance, snow plowing/shoveling were all under budget by quite a bit. Brian explained overall through April Walton Village was \$10,000 under the operating budget. There were no questions.
- C. Reserve Expenses**- Brian presented the reserve expenses representing a lot of the bigger projects throughout this fiscal year.
- IV. Proposed 2021-2022 Budget**- Brian Berge presented the proposed budget for 2021-2022. He pointed out a few areas where the budget saw some increases from the previous year's budget. Water and Sewer has gone up, snow removal budget is up as well. There were questions as to why the landscaping budget was going up \$6000 dollars. Brian explained that number is closer to the actual landscaping number we have seen in the past. There was another question about the fire extinguisher inspection and Brian answered it is scheduled to take place later in the year.

#### **Action Taken:**

*Motion to approve the proposed 2021-2022 Budget (Gary Reynolds)*

*Seconded (Anne Clardy)*

*Motion Carried (Unanimous Owner Vote)*

## **V. Manager's Report**

### **A. Completed Projects**

1. Chimney Cap Replacement- Multiple caps have been replaced, this is in an ongoing project as the caps continue to be replaced.
2. Pool Fence Repairs to Prevent Unauthorized Access- The fence along the pool has been repaired to keep people from being able to pull it up from the bottom and sneak through.
3. Parking Lot post replacement and repairs.
4. Entryway and Stair Improvements – All buildings have now been completed.
5. Windstorm Tree Damage Mitigation- There were several trees knocked down during the windstorm, various stumps are slated to be removed around the property.
6. Building Trim Replacement on All Buildings - Trim has been replaced around the exterior of all buildings.
7. Fascia and Railing Painted happened in selected areas throughout the property.
8. Parking lot striping of Sparta Plaza.
9. Painting of all buildings (ongoing)- The painting project is in progress. They will be completing this project over the course of the next few weeks.

There was a question about a light pole between Alpha and Beta wondering if it was completed or ongoing. Brian explained it will be repaired when the new light post is received. Rex Stafford asked about the light that was vandalized and if it was going to be fixed. Brian explained that it is being repaired when the light pole is replaced, and a tamper proof box will be installed as well.

### **B. Planned Capital Improvements 2021-2022**

1. Parking Lot Sealcoating of Athens Plaza
2. Parking Lot Striping of Athens Plaza
3. Improved Building Signs- New signs have been added near each entryway. Susan Kelley asked if we could also have the physical address on the buildings so delivery drivers etc. could better know the layout of Walton Village.
4. Volleyball Court Fence Improvements- An upgraded, taller fence is being put in to force people to enter through the pool using a key. This is to keep trespassers out.
5. Tennis Court Repairs/Upgrades- Brian asked for opinions on changing out two tennis courts to pickleball courts. Carol Peterson wanted to be clear about pickleball creating loud noise and possibly disturbing residents near the courts. A poll was put up as to whether we should update two of the tennis courts to pickleball courts. The vote was split 50/50. Brian suggested polling the entire ownership as a next step. Stuart Orzach suggested that the courts may be able to be painted with lines for both sports simultaneously.

There was a question about whether there would be any improvements to the water system after Mount Werner Water reported elevated levels of certain chemicals. Carol Peterson said she has installed an under-sink filtration system in her unit to resolve the issue. Owners are encouraged to do the same if they are concerned about the water.

## **VI. Board of Directors Elections**

Brian Berge asked if anyone is interested in joining the Board. All current Board members have indicated they are willing to stay on. Gary Reynolds said he would give up his seat if need be. Sarah Collins, Matt Kaufmann, and Marc Ridley were all interested. Brian gave them the floor to introduce themselves. After the candidates introduced themselves, the Board members gave their backgrounds as well. Sarah Collins asked if there can be more than five people on the board. Brian explained that the bylaws limit it to 5 people.

**Action Taken:**

*A poll was conducted via secret ballot and the following candidates received the most votes:  
Bettina Martens, Carol Peterson, Kindra Stanfill, Anne Clardy, and Matt Kaufman*

**VII. Owners Forum**

-Lena Franzen asked about the sprinkler system and said that a pipe is broken near the sprinkler outside the Gamma building. Lena also mentioned that the guys who cut the grass are not coming on a regular basis. Lena also mentioned some of the bushes outside the pool areas are not getting water but they used to in the past.

-Rex Stafford asked about a person parking in one spot if they have two vehicles and not moving it for months at a time. Vehicles are required to be moved regularly during winter, but in the summer it is not tracked. Management asked that these vehicles be reported; with the new permit system in place it is easy to contact vehicle owners and ask them to move.

**VIII. Adjournment**

**Action Taken:**

*Motion to adjourn (Matt Kaufmann)*

*Motion seconded (Carol Peterson)*

*Motion Carried (adjourned at 11:45 A.M.)*