

Walton Village Condominium Association

Board of Directors Meeting

January 13, 2020

- I. **Call to Order** - The Board of Directors Meeting of the Walton Village Condominium Association was held on January 13, 2020 at the Offices of Axis West Realty, Inc. The meeting was called to order at 5:34 P.M.
- II. **Roll Call** – The following people were in attendance:
Anne Clardy, Omega 10
Nicholas Ramberg, Omega 8
Bettina Martens, Epsilon 14
Nicole Miller, Delta 5 (via telephone)
- III. **Owners' Forum** – None.
- IV. **Approval of Prior Meeting Minutes**
Action Taken
Motion to approve the November 4, 2019 Meeting Minutes (Anne Clardy)
Seconded (Nicholas Ramberg)
Motion Carried (Unanimous)
- V. **Financial Review** - The November 2019 financial reports were reviewed.
 - A. **Budget vs. Actual** – The expenses are running slightly over budget at this point in time, but are getting nearer to what is planned. Snow removal costs may prove to be over budget due to above average snowfall, but management expects it to be close. It was noted that security cameras are expected to be operational by the end of the month with the hope of curbing costs for illegal dumping.
 - B. **Balance Sheet** – A brief review of the Balance Sheet showed that the Association is in good standing overall with strong reserves. The total liabilities and equity is \$564,796. The funds allocated to the siding fund are shown on the Balance Sheet for quick reference. The fund held \$26,666 as of November 30, 2019.
 - C. **Accounts Receivable** – One account remains past due and collection efforts to this point have not been successful. The account is past due enough at this point to file a lien against the unit. After some discussion the Board decided to authorize a lien against the unit.
Action Taken
Motion to file a lien against the past due unit (Anne Clardy)
Seconded (Nicholas Ramberg)
Motion Carried (Unanimous)

VI. Old Business

A. Winter Update

- i. Snow Removal – Snow removal has been more effective and efficient this year. No complaints have been received and walkways have been cleared earlier and more often.
- ii. Parking – Many cars have been tagged for failing to move after snow storms to allow for plowing. No towing has taken place but management expects at least one vehicle (suspected as abandoned) to be towed soon.

B. Noise Complaint – There continues to be complaints between neighbors, though no citations have been issued by the police. Per legal counsel the Association will not issue a violation unless a citation is issued by the police since this is an ongoing neighbor dispute.

C. Siding Project Discussion – Newer designs were reviewed and discussed in order to provide more feedback to the design firm. Design elements that are favored are horizontal railings, a split between vertical and horizontal siding at the building midline, and earth tones. Some new colors will be requested and a design that has trim matching the main color.

VII. New Business

A. Other – The contract with Comcast that provides cable television service for all the units expires this year so there is an opportunity to make changes. Adding internet service has been supported by owners in the past, as has discontinuing cable service. Comcast has provided a bid for adding internet service for \$55 total per month (cable and internet) with a 6 year term. Switching cable out and substituting it for internet would cost the same as the cost for cable is currently. Options will be presented at the Annual Meeting for owners to decide.

B. Next Meeting – The next Board Meeting was scheduled for March 16, 2020 at 5:30 P.M.

Meeting Adjourned at 6:48 P.M.