

Walton Village Condominium Association
Board of Directors Meeting
January 12, 2022

I. Call to Order - The Board of Directors Meeting of the Walton Village Condominiums was held on January 12, 2022 via Zoom teleconference. The meeting was called to order by Brian Berge at 5:35 P.M.

II. Roll Call

1. Matt Kaufmann-
2. Kindra Stanfill- Secretary- Gamma 10
3. Anne Clardy-- 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- November 2021

Anne Clardy asked if ground maintenance included snow removal. Brian Berge said it was not. Anne Clardy wanted to make sure the dumpster areas were cleared out so people could throw their trash away. Anne Clardy asked about property management and administrative fees and if there was an increase without budgeting for it. There were no other questions on finances.

a. Budget vs Actual

b. Balance Sheet

c. Accounts Receivable- There was discussion on Alpha 11. There was an attorney demand letter and a lien filed. There is a lien on the property. Brian Berge explained she only made a payment of \$100. She hasn't reached back out since making the one payment.

Omicron 11 was also discussed. He paid \$1000 in December. Brian said he had reached out about the payment plan and that he couldn't make it work. Brian Berge suggested a lien is appropriate in the best interests of the HOA.

IV. Approval of Previous Meeting Minutes- September 1, 2021

Action Taken:

Motion to approve the minutes from the September 1, 2021 BOD Meeting (Anne Clardy)

Motion Seconded (Matt Kaufmann)

Motion Carried (Unanimous)

V. Old Business:

a. Projects

- i. Fence Replacement/Volleyball-** Brian Berge gave an update on the fence and pool replacement. Nothing will happen until Spring to finish the job. Carol Peterson will reach out to VO'TR to see if they want to install new poles before we move them.
- ii. Noise Complaints-** There have been numerous complaints discussed about upstairs neighbors from multiple units. Epsilon 12 specifically has had numerous complaints about Epsilon 10's excessive noise/music. A violation and a fine was discussed. The Board decided to issue a fine to Epsilon 10. They have had multiple complaints and fines and are at the top of the fee schedule.

VI. New Business

- a. Snow Removal-** Brian gave an update on Apex. He indicated that the snow blower was down and they have had a rough start to the season. It's been pretty sloppy to start the snow season. The Board discussed switching companies from APEX to YESS if the snow removal isn't taken care of in a timely manner in the next storm.
- b. Short-term Rentals-** There was a discussion about banning short term rentals and what the process would be to accomplish that. The Board mentioned the real issue is upstairs noise, not short term rentals. The Board wanted to see what they could do to enforce carpet in the upstairs units. Brian Berge also brought up that the declaration could be updated at some point to make other changes and bring it up to date.
- c. Other-**

Scheduling of next meeting: The next Board of Directors Meeting is scheduled for April 6, 2022.

May: May 18th 6:00 PM

Annual Meeting June 11th, 9:00AM

September 21, 2022 6:00 PM

December 14, 2022 6:00 PM

Meeting Adjournment – The Meeting was adjourned by Carol Peterson at 6:53 P.M.