

Walton Village Condominium Association

Board of Directors Meeting

June 15, 2017

- I. **Call to Order** - The Board of Directors Meeting of the Walton Village Condominium Association was held on Wednesday June 15, 2017 at the Offices of Axis West Realty, Inc. The meeting was called to order at 5:37 P.M.
- II. **Roll Call** – The following people were in attendance:
Stacy Andrew, Gamma 6
Anne Clardy, Omega 10
Nicholas and Leah Ramberg, Omega 8
Gregory Campbell, Epsilon10
Brian Berge, Axis West Management
- III. **Owners’ Forum** – No Owners’ Forum discussion took place.
- IV. **Approval of May 20, 2017 Meeting Minutes**
ACTION ITEM
Motion to affirm the minutes above (Anne Clardy)
Seconded (Stacy Andrew)
Approved (Unanimous)

Minutes from January 11, 2017 and March 29, 2017 were tabled until they could be reviewed further.

- V. **Financial Review**
 - A. **Budget vs. Actual** – The Budget vs. Actual was reviewed and it was noted that the Association is currently under budget and expected to come in under the operating budget for the year.
 - B. **Accounts Receivable** – One notable past due account was discussed. A lien has already been filed and the possibility for obtaining a judgment to seize rents may be possible.
ACTION ITEM
Motion to have Legal file for a judgment to seize rents (Anne Clardy)
Seconded (Stacy Andrew)
Approved (Unanimous)

D. Reserve Study –The first bid received for a reserve study was \$5,400. A local company has been recommended by other Associations and a bid has been requested. When the bid is received it will be sent to the Board for review.

VI. Old Business

- A. Pool Project** – Brian Berge explained that the interior of the pool has been completed, except for plaster work which will have to wait until after the concrete coping has been poured. The next step is to backfill and prep around the pool so that the concrete deck can be poured. After concrete, the spa room windows and stucco can be completed. It was noted that the project is running very close to what is budgeted.
- B. Townhome Payment Terms** – The Townhomes' Associations have requested to have any amounts over the agreed upon loan of \$55,000 be added at the end of the repayment term. The Board agreed that the terms are acceptable and the agreements will be signed as soon as possible so that loan payments can commence.
- C. Proposed Rules** – The final amendment to the Proposed Rules regarding the occupancy limit for short-term rentals in the Omicron building has been sent to Legal for approval of the final wording. Once it has been approved, the Rules and Regulations can be officially adopted.

VII. New Business

- A. Summer 2017 Projects** – The following possible projects were briefly discussed with the proposed work:
 - i. Entryways and Stairs* – tear out carpet in those that have it. Worn stair treads will be removed. A rough bid per stairway will be submitted to the Board prior to work.
 - ii. Paving* – Asphalt around the dumpster enclosure will be patched to eliminate uneven areas and improve safety around the dumpsters. The cost of the repair is approximately \$5,000.
 - iii. Restriping* of some parking near Rho building will be done in the fall to facilitate snow plowing improvements.
 - iv. Painting* – The trim on the bottom of the buildings will be painted where needed in the fall, particularly at the bottom of the balconies.
 - v. Dumpster Enclosure for Athens Plaza* – The contractor who built the dumpster enclosure on Sparta Plaza has been instructed to obtain a permit for building the Athens Plaza enclosure so that the project could potentially begin in the fall.
- B. Comcast Contract** – The latest proposed contract from Comcast does not increase the overall cost of services, but alters the structure of how the fees are charged, opening the possibility of larger price increases in the future. Management will ask Comcast about capping the rate increase at 5% as it has been in the past, and about a shorter term.
- C. Alarm Monitoring** – A new option for alarm monitoring is available using radio instead of phone lines. Western Security will be asked for a bid for switching to a radio system to compare to a bid received from Thayer Enterprises.

D. Service/Support Animal Policy – The possibility of creating a written policy for handling service animals and emotional support animals was discussed. A policy could potentially require some of the following from the owner of a service/support animal:

- Documentation supporting the need for the animal
- Photo of the animal
- Displaying a tag when the animal is in common areas

Legal will be contacted about drafting a short policy for the Board to review.

E. Scheduling of Next Meeting – The next Board of Directors Meeting will be held in September of 2017 at a date to be determined later.

Meeting Adjourned at 7:35 P.M.