

Walton Village Condominium Association

Board of Directors Meeting

May 11, 2020

- I. **Call to Order** - The Board of Directors Meeting of the Walton Village Condominium Association was held on May 11, 2020 via Zoom Teleconference. The meeting was called to order at 5:37 P.M.
- II. **Roll Call** – The following people were in attendance:

Anne Clardy, Omega 10	Ken Young, Epsilon 8
Bettina Martens, Epsilon 14	Georgi Tsvetkov, Epsilon 15
Nicole Miller, Delta 5	Susan Kelly, Gamma 8
Gary Reynolds, Beta 8	
Carol Peterson, Omicron 2 and Rho 10	
- III. **Owners' Forum** – There Was a question regarding the prohibition of smoking inside of units. Brian Berge explained that there was a legal roadblock due to an existing precedent, and that a change of that sort would require a change to the declaration. For the time being, there will not be any changes to the smoking rules within units. It may be revisited again in the future.
- IV. **Financial Review** - The March 2020 financial reports were reviewed, showing that the Association is running slightly over the operating budget, mostly due to snow removal from the building roofs and a large tree-trimming project in the summer of 2019. The reserve budget is under currently under budget, in part due to the Sparta Plaza paving project coming in under budget by ~\$20,000. The Balance sheet shows Assets of \$657,408, including \$370,278 of Reserve Assets, as of March 31, 2020. Receivables as of the date of this meeting show only one account that is past due by more than a single payment.
- V. **Old Business**
 - A. **Ongoing Projects**
 - i. Security Cameras - Security cameras on the dumpster areas are fully functional but not yet recording due to the fact that the video surveillance policy has not been officially approved and disseminated to owners.

Action Item:
Motion to approve the Video Surveillance Policy (Nicole Miller)
Seconded (Gary Reynolds)
Motion Passed (Unanimous)

- ii. Siding – A general timeline for the siding project is to have a design chosen in 2020, bids gathered and compared during 2021, and construction in 2022. The project is not approved at this point, but planning is continuing with this goal in mind.
- B. **Service Animal / Emotional Support Animal Policy** – After posting notices in all entryways, a few more residents registered their dogs as service/support animals, but issues persist with unleashed dogs. Management will contact the Walton Village Townhomes to ask them for compliance with the condominium rules in the shared areas.
- C. **Cable vs. Internet Survey** - Survey Results - The results of the survey sent to owners showed a nearly even split of those who would prefer to have internet service and those who would prefer to continue with cable service. An updated survey will be sent with the choices narrowed down so that we may get a more definitive answer. Comcast may allow the current cable contract to continue for a few months to allow for time to gather better information for a decision.

VI. New Business

- A. **Bears** – Bears continue to be active at Walton Village and the police have contacted management to be aware of the issue. Bird feeders around the property may be attracting bears to the property as well as the dumpsters. Management will post notices in all entryways asking residents to remove bird feeders and practice bear awareness in general.
- B. **Amenities** – The plan is to open the amenities areas (except the hot tub) to residents (no guests) as early as it is feasible, hopefully at the beginning of June. Residents will be relied upon to use their judgment to remain safe. All of the key-accessed amenities will open at the same time.
- C. **Summer Projects**
 - i. **Painting** – Likely to start sometime in June, mostly on lower areas. The Board will identify other specific areas for painting during a property walk.
 - ii. **Entryways** – Stair tread replacements, painting, and overall improvement on remaining buildings.
 - iii. **Striping** – Parking lines will be painted on the areas paved last summer, as well as all of the numbered long-term parking spaces.
 - iv. **Chimney Aprons** – One building has been completed, several more are planned for this summer. Timing is unknown at this point.
- D. **Letter to Owners** – Management will prepare an informational letter to send to owners while the Annual Meeting is postponed. The letter will contain information regarding financials, projects, policies, and updates. The Board will approve a draft before it is mailed.

Meeting Adjourned at 7:37 P.M