

Walton Village Condominium Association

Board of Directors Meeting

September 5, 2018

- I. **Call to Order** - The Board of Directors Meeting of the Walton Village Condominium Association was held on September 5, 2018 at the Offices of Axis West Realty, Inc. The meeting was called to order at 5:31 P.M.

- II. **Roll Call** – The following people were in attendance:
Stacy Andrew, Gamma 6
Anne Clardy, Omega 10
Nicole Miller, Beta 14, Delta 5, Gamma 14
Bettina Martens, Epsilon 14
Andrew Henry, Epsilon 8
Brian Berge, Axis West Management

- III. **Owners’ Forum** – Andrew Henry raised some concerns regarding large items being left around the dumpsters and suggested increased communication with owners to try to curb the issue. Many owners may not be aware of how much money is spent to dispose of the extra items and may be more proactive about preventing illegal dumping if they know the costs. Axis West is testing a potential security camera solution that could help monitor the dumpsters and assist with identifying illegal users.

- IV. **Approval of March 12, 2018 and May 7, 2018 Meeting Minutes** – Stacy Andrew noted two errors in the March minutes and one in the May minutes. Amendments to the minutes were proposed.
Action Item:
Motion to approve the March 12, 2018 and May 7, 2018 Meeting Minutes as amended (Anne Clardy)
Seconded (Stacy Andrew)
Approved (Unanimous)

- V. **Financial Review** - The July 2018 financial reports were reviewed.
 - A. **Budget vs. Actual** – Grounds Maintenance is under budget due to dry weather reducing the need for mowing. Trash removal is over budget and will need to be monitored. Brian Berge noted that these financials are only for the first month of the fiscal year.

 - B. **Balance Sheet** – Brian Berge noted that this summer is a big year for projects but that the reserves are still in a strong position with over \$300,000.

C. Accounts Receivable – There are three notable past-due accounts. One of the accounts has recently had a lien filed against it after the owner failed to follow a payment plan. The other two accounts are both owned by a single owner and will be turned over to Legal because the owner has not responded to any collection attempts by Management.

VI. Old Business

A. Pool Landscaping – The updated drawings for pool landscaping was presented along with the design plans that have details about the plants used. The bid from KP landscaping was reviewed and approved. Work is expected to begin the week of September 17 and last less than two weeks.

B. Spring / Summer Projects 2018

- i. Entryways / Stairs – Alpha, Beta, and Rho buildings are complete and are a big aesthetic improvement. The next buildings will be determined this fall for replacement in the spring.
- ii. Roofing – Delta and Sigma roof replacements have been completed by Revelation Roofing.
- iii. Re-Striping – Due to constraints with the schedule of Rocky Mountain Asphalt the striping would not be able to be completed until late fall. The Board has opted not to do the striping since most of the areas will be repaved next year.
- iv. Siding – Siding will be removed from areas of each building to determine the condition of the siding and the materials behind the siding in order to help develop a plan for future replacement. A company that is able to be a general contractor for a large-scale siding replacement project will be preferred.
- v. Tennis Courts – Crack repair on the two tennis courts nearest to the pool were completed. The courts will be reassessed for damage each year and may need resurfacing within the next few years.
- vi. Lighting Upgrades – Central Electric will be hired to replace all of the light post bulbs with LED bulbs and to assess a few posts that have not been working properly. The project will take place this fall.
- vii. Dumpster Enclosure – The dumpster enclosure on Athens plaza has been completed and is in use.

C. Reserve Study Final Draft – The final draft of the Reserve Study was given to each Board Member.

VII. New Business

A. Fire Panel Upgrades – Brian Berge presented bids from Western Security and Thayer Enterprises for upgrading the existing alarm panels to a radio dialing system instead of phone lines. The Board has opted not to make any changes to the system at this time.

B. Long-Term Parking Permits – The long-term parking registration system will be improved and display tags will be required on all trailers and vehicles

parked in the long-term areas. At this point no limit on the number of permits will be instituted.

C. Pool Cover – The Board approved the purchase of a winter pool cover to improve safety and help keep debris out of the pool during fall/winter.

D. Other

- a.** Dogs - More “No Pets” signs will be added in an attempt to curtail pets coming in from neighboring area.
- b.** Pool Restroom – With no restroom in the pool area there have been people urinating in bushes and along the fences by the pool. Management will investigate the cost and logistics of placing portable toilets for the busy summer season.
- c.** Next Meeting – The next Board Meeting was scheduled for December 6, 2018 at 5:30 P.M.

Meeting Adjourned at 8:03 P.M.