

Walton Village Condominium Association

Board of Directors Meeting

March 29, 2017

- I. **Call to Order** - The Board of Directors Meeting of the Walton Village Condominium Association was held on Wednesday March 29, 2017 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:
Kirsten Tidik, Pi16
Nikola Skoda, Beta 5, Rho 14
Stacy Andrew, Gamma 6
Anne Clardy, Omega 10
Gary Reynolds, Beta 8
Nicole Miller, Delta 5, Gamma 14, Beta 14
Nicholas and Leah Ramberg, Omega 8
Brian Berge, Axis West Management

- III. **Owners' Forum** – No Owners' Forum discussion took place.

- IV. **Approval of January 11, 2017 Meeting Minutes** – A requested edit to the Meeting Minutes had not yet been reviewed by the Board so the approval was tabled until the next meeting.

- V. **Affirmation of Nicole Miller as Board Member:**
ACTION ITEM
Motion to affirm the appointment of Nicole Miller the Walton Village Condominium Association Board of Directors– (Anne Clardy)
Second – (Stacy Andrew)
Approved – (Unanimous)

- VI. **Financial Review**
 - A. **Budget vs. Actual** – Brian Berge reviewed the Budget vs. Actual, noting that there was a bank error that has been corrected but is not yet reflected in the financial statements.
 - B. **Balance Sheet** – Brian Berge provided a brief overview of the Balance Sheet as of February 28, 2017.
 - C. **Accounts Receivable** – A few notable delinquent accounts were discussed including three that have not responded to offers of a payment plan and will be turned over to Legal for collection.
 - D. **10-Year Plan** – Brian Berge explained that the 10-Year Plan as presented has limited value because it isn't prepared by a Reserve Study specialist. A professional Reserve Study is recommended and the first bid received was

\$5,400. More bids will be solicited and the Board will decide in the future if the study will be conducted.

VII. Old Business

- A. Pool Project** – Brian Berge introduced Gary Reynolds, an owner who has been instrumental in planning for the Pool Project, and provided a brief overview of where the project currently stands and what the timeline is for moving forward. Demolition has begun and Moore’s Pools, the contractor building the new pool, is scheduled to begin on May 15, 2017. Gary Reynolds explained the Budget for the project and answered questions about estimated costs. It was noted that Axis West receives a 4% fee for administration of the Pool Project, but not on items that already have a fee being charged by a contractor.
- B. Townhome Payment Terms** – The attorney for the Walton Village Townhomes provided some comments and changes to the payment terms as drafted by Mark Freirich, the attorney for the Walton Village Condominiums. The changes will be given to Mark for review and recommendations.
- C. Proposed Rules** – The outdated policies that were attached to the Proposed Rules have been removed, except for the Enforcement Policy. Mark Freirich provided comments and suggestions that will be incorporated into a new draft and provided to the Board. The goal is to have finalized Rules and Regulations for the Annual Meeting on May 20, 2017.

VIII. New Business

- A. Summer 2017 Projects** – The following possible projects were briefly discussed:
- i.* Dumpster Enclosure for Athens Plaza dumpster
 - ii.* Chimney Caps
 - iii.* Painting
 - iv.* Roofing – Delta and Sigma are the only ones left to be replaced.
 - v.* Paving – Sparta Plaza entry near volleyball court to Rho corner.
 - vi.* Entryways and Stairs
 - vii.* Shared Water Shutoffs
- B. Comcast Contract** – The proposed contract from Comcast is at an increase of \$1.50 per unit per month, \$2,880 in total. There was discussion about changing the services to include internet or to remove television service. One problem with discontinuing television service is that it may result in more satellite dishes around the property. The Board requested a bid for switching service to a satellite-based provider.
- C. Waste Management Contract** – Waste Management has requested a new 3-year contract for services at Walton Village to coincide with the service changes that came with reducing the number of dumpsters at the property. The Board requested that other bids be pursued prior to signing any contract with Waste Management.

D. Board of Directors Offices

ACTION ITEM:

*A motion was made to affirm the following Board of Directors offices
(Kirsten Tidik):*

Stacy Andrew – President

Nikola Skoda – Vice President

Anne Clardy – Treasurer

Kirsten Tidik – Secretary

Nicole Miller – At Large

Seconded (Nikola Skoda)

Passed (Unanimous)

E. Scheduling of Next Meeting – The next Board of Directors Meeting will be held on May 3, 2017 at 5:30 P.M. at the offices of Axis West Management.

Meeting Adjourned at 8:00 P.M.