

**Walton Village Condominium Association
2023 Annual Homeowners Meeting
June 21, 2023
DRAFT Meeting Minutes**

- I.** Call to Order- The Annual Meeting of the Walton Village Condominium Association was held on Wednesday, June 21, 2023. The meeting was called to order at 5:06 P.M. by Brian Berge.
- II.** The Board of Directors for the Walton Village Condominium Association introduced themselves which was followed by introductions of each owner in attendance, and the Management team. The following Walton Village Condominium Association Owners were in attendance in person:

1. Matt Kauffman, Beta 7	2. Kinda Stanfill, Gamma 10
3. Sarah Collins, Alpha 5	4. Wayne Rainieri, Delta 13
5. Alyssa Selby, Sigma 10, Pi 11, Rho 5, Rho 14	6. Jim Garrecht, Pi 15
7. Wayne Rainieri, Delta 13	8. Steven Dubay, Sigma 7
9. Cindy Schifferer, Gamma 15	10. Evlyn Berge, Omega 16
11. Shane Henry, Gamma 12	12. Tom Proesel, Epsilon 6
13. Kate Weeks, Omega 3	14. Karen Mattern, Alpha 4
15. Mara Kozatch, Omicron 2	16. Rex Stafford, Gamma 2
17. Thomas Kemmsies and Debra Weber-Kemmsies, Sigma 9	

The following Owners attended via Zoom Teleconference:

18. Jae Seifert, Omicron 13	19. Sandi Rohde, Omega 12
20. Dori Weiss, Delta 14	21. Josh Wetzel, Gamma 6
22. Denyce Hodder, Alpha 10	23. Wendy Bock, Beta 2
24. Georgi Tsvetkov, Epsilon 15	25. Karin Kagan, Rho 11
26. Eda Englund, Delta 1	27. Stuart Orzach, Omega 1
28. Daniel Gerke, Sigma 15	29. Susan Kelley, Gamma 8
30. Sheilah Rabii, Epsilon 2 and Epsilon 3	31. Teri Helm, Omicron 3
32. Elisabeth Salzgeber, Gamma 14	33. Wendy Buck, Beta 12
34. Cindy Schifferer, Gamma 15	35. DJ Anderson, Rho 3 and Rho 16
36. Jennifer Polucci, Rho 9	37. Susie Dietz, Sigma 11

The following units were represented by proxy:

Thomas Fago, Delta 2 to Brian Berge
 Cesar Cruz III, Omicron 8 to Steven Dubay
 Ross Bashor and Connie Haines, Sigma 4 to Brian Berge
 Anne Clardy, Omega 10 to Brian Berge
 Alex and Joy Troxel, Sigma 13 to Sara Collins

Also, in attendance representing Axis West Management & Realty were Brian Berge and Evlyn Berge. A quorum was determined to be present, with 42 units (26%) represented in person or by Proxy.

III. **Approval of Minutes from 2022 Annual Meeting**

Action Taken

Motion to approve 2022 Annual Meeting Minutes (Matt Kauffman)

Motion seconded (Kindra Stanfill)

Motion Carried (Unanimous)

IV. Insurance Update - Brian Berge gave a brief overview of where the insurance for the association currently stands and what the future outlook looks like. He directed owners to view a recording of the special meeting previously held to discuss the topic if they want more information. The association will shop for less expensive insurance as soon as it is feasible to save money by avoiding early cancellation penalties.

V. Financial Report / 10-Year Reserve Plan / Proposed Budget - Brian Berge gave an overview of the projected year end profit and loss statement, noting some specific line items that were over or under budget. Snow removal costs were over budget due to the heavy snow year and insurance was over budget as well. Brian pointed out that many of the utility costs are increasing and that there is not much that can be done to reduce costs in those areas. Some owners were concerned with the cost of snow removal from the roofs. Other vendors will be explored in the future to see if there is an opportunity for cost savings.

Brian Berge briefly reviewed the May 31st 2023 balance sheet. He explained that the association has assets of approximately \$767,000, and made note of the healthy reserve account balance of \$718,000.

The 10-year Reserve plan was reviewed and discussed. Brian reminded owners that the 10-year plan is not a budget and is subject to change regularly. It is a tool for long-term planning and shouldn't be counted on for complete accuracy. Brian encouraged owners who would like to be involved in decision making at the budgeting level to run for a seat on the board of directors. He reminded owners that the board of directors are the ones who make decisions on a small scale, such as what kind of pool furniture will be purchased; those decisions are not presented to all of the owners for opinions.

VI. Ratification of 2023-2024 Budget - There was a quick review of the proposed 2023-2024 budget. Brian Berge explained that the Proposed budget calls for an increase in operating dues in conjunction with a reduction of Reserve dues. The board of directors deliberately chose this in order to keep the overall dues increase to a minimum. There was discussion about the cost of the insurance and the likelihood of getting a cost reduction in that category. The board is cautiously optimistic that a better policy can be obtained. The current insurance budget is the worst-case scenario.

Action Taken

Motion to ratify the 2023-2024 Budget (Alyssa Selby)

Motion seconded (Steven Dubay)

Motion Carried (42-1)

VII. Manager's Report

- A. Completed/In Process Projects:
 - 1. Volleyball Fence Replacement to control access.
 - 2. Tree Removal property-wide for safety concerns – ongoing.
 - 3. Pool Building roof replacement.
- B. Planned / Potential Projects - Brian Berge explained that the largest project for the upcoming year is the installation of a sport court surface over two of the tennis courts. Part of that area will be painted for tennis and part will be painted for pickleball. This option was chosen for the minimal upkeep costs and the value provided to the property in general. Other possible projects include: stair improvements on the south side of Omega, landscape improvements, electric meter/stack improvements, sealcoating a section of Sparta Plaza.

VIII. Board of Directors Election – All seats up for election

Six owners were nominated for seats on the Board of Directors, so voting by private ballot was conducted. The five candidates who received the most votes and will be the Board of Directors for 2023-2024 are:

Sara Collins	Jae Seifert
Matt Kaufman	Shane Henry
Kindra Stanfill	

IX. Owners Forum – A variety of topics were discussed, including:

- A. 10-Year water heater replacement requirement. Currently owners are on their own to track the age of their water heater.
- B. Short-term Rentals are only allowed in Omicron Building. Walton Village is in the Red Zone of the city's STR ordinance, so future STRs will not be allowed.
- C. Shared Parking areas near the Walton Village Townhomes have been a source of contention with the neighboring associations. There is an agreement between associations to share space amicably.
- D. If the Association wants to change rules it is initiated by the Board and then owners get a comment period and the Board votes on it at a later meeting.

X. Adjournment- The meeting was adjourned at 7:16 P.M.