

**Walton Village Condominium Association
Annual Homeowner's Meeting
April 5, 2014**

I. Call to Order – The Annual Meeting of the Walton Village Condominium Association was held on Saturday, April 5, at 9:00 am, in the conference room at Rex's, 3190 S. Lincoln Ave, Steamboat Springs, Colorado. Andrew Henry, Association President, called the meeting to order at 9:08 a.m.

II. Roll Call – 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 Owner's were in attendance;

1. Andrew Henry (President)	Epsilon 8	2. Dan Wearsch	Alpha 6
3. Stacy Huffman (Treasurer)	Gamma 6	4. George Bock	Beta 2 and 4
5. Debbie Metscher (Secretary)	Delta 12	6. Mike Nartker	Epsilon 13
7. Linda Andrews / David Ancelin	Omicron 11	8. Andrea Altman	Gamma 11
9. Dominick Riggio	Alpha 14	10. Jean Clougherty	Pi 4
11. Emily Spencer	Rho 12	12. Nick and Juanita Rastello	Sigma 11
13. Priscilla Schultz	Rho 8	14. Gregory Campbell (proxy)	Epsilon 10
15. Jim Garrecht	Pi 15	16. Tom Ihrig	Epsilon 4
17. Amy Swartz	Delta 1	18. JE-N-E LLC.	Omega 16
19. Beth D'Onofrio	Omega 8	20. Art Burmeister	Gamma 5

Also in Attendance - representing Axis West Realty, Inc., were Evlyn Berge (Manager), Brian Berge (Management Assistant), Corina Estrada (Administrative Director), and Urte Delliquadri (Bookkeeper). In addition, Mark Freirich (Attorney), was also present at the meeting.

Those owners represented by Proxy were:

1. Florence Lipsman	Pi 2	2. Joanne S Tauch	Epsilon 10
3. Michelle Wyant	Epsilon 7	4. Susan Weber	Gamma 12
5. John Kohlhase	Sigma 12	6. Kent & Linda Hildreth	Pi 11
7. Julie Brown	Pi 8, Omega 13	8. Mel Stewart	Sigma 8
9. Chad Imker	Rho 4	10. John Ameen	Sigma 15
11. Marjorie Gross	Rho 1	12. Jerome Dayton	Sigma 14
13. Page Stockdale	Alpha 12	14. Joe Gasparini	Delta 4
15. Marcia Hampton	Alpha 4	16. Stephen Malek	Beta 11

Establishment of Quorum (10% of owners represented by proxy) – Mark Freirich, Attorney, established a quorum, with 19 owners present, representing 20 units, and 16 owners represented by proxy representing 17 units.

III. Approval of Meeting Minutes – Meeting minutes from the May 18, 2013 Annual Homeowner's Meeting were presented for review. Priscilla Schultz noted that she was shown on the Owners in Attendance list as well as the Owners Represented by Proxy list because she left before the meeting ended and provided

a proxy for voting purposes. Priscilla will be removed from the Proxy list in the final version of the minutes. Mark Freirich pointed out a spot in the minutes that refers to the Bylaws, when it should be the declaration. The final minutes will have this corrected. Priscilla then moved to accept the minutes. Dominick Riggio seconded the motion and the minutes were unanimously approved.

IV. Review of Current Financials - Urte Delliquadri reviewed the financial information for the Association dated February 28, 2014 which included the Balance Sheet, and the Profit and Loss Budget vs. Actual. Urte pointed out that there are notes pages provided with each financial sheet to aid in understanding. Mark Freirich explained the actions that the Association has taken in attempt to collect delinquent dues from Laura Refka, and why it is unlikely that the money will be recouped. George Bock expressed concern about other delinquent accounts and the measures taken to avoid another situation like Laura Refka's. Urte pointed out that the Association must follow the Collections Policy that is in place. Mark added that some updated laws have gone into effect which forces more leniency in collections policies for Colorado Associations. These laws must be followed carefully, and the Association Collections Policy is being updated to reflect the recent changes.

The Capital Improvements Reserve Study / 5-Year Maintenance Plan was reviewed. Urte called attention to the high cost of replacing the pool when it eventually breaks beyond reasonable repair. This cost leaves the Association reserves with a balance of negative \$193,684 at the end of the 2017/2018 year. This led to a discussion of the proposed budget and if the Association should consider changes to the cable/internet provided at the complex. Five people expressed interest in abandoning cable service, four wanted to add internet service, and all others would prefer to leave things as they are (basic cable provided). Owners expressed concern over signing a new 5-Year contract with Comcast and asked Debbie Metscher to meet with Comcast again to pursue the possibility of a shorter contract.

Options for replacing the pool were discussed. Many Owners have different opinions on the value of a pool, so several ideas were proposed. Ideas included a landscaped courtyard, a small plunge pool, or a similar replacement pool. Costs of all options will need to be presented to Owners before a decision is made. Beth D'Onofrio asked the Board to present Owners with a survey that includes options and prices. No matter what option is chosen, more money will be needed to pay for the upgrade so the Board provided the following options for Owners to vote on:

1. No dues increase now, a special assessment when necessary.
2. A 4 percent dues increase (\$136 per year)
3. A 7 percent dues increase (\$248 per year)
4. A 12 percent dues increase (\$448 per year)

A vote was conducted with the following results:

1. No dues increase now, a special assessment when necessary – 1 vote
2. A 4 percent dues increase (\$136 per year) – 15 votes
3. A 7 percent dues increase (\$248 per year) – 20 votes
4. A 12 percent dues increase (\$448 per year) – 0 votes

A 7 percent dues increase was passed with 20 votes. The Board was receptive to Owner commentary suggesting a smaller dues increase due to the fact that the vote was so close. It will be discussed at the next Board of Directors Meeting and quarterly dues will increase to an amount between \$876 and \$900.

V. Maintenance Report – Evlyn directed Owners to page 26 of the handout to view the Maintenance Report and told them that if they have questions about any items to meet with her.

VI. New Business

- (a) Insurance – The Association has changed insurance providers to save approximately \$6,000 per year. The new provider is American Family Insurance, and information about the company is provided on page 29 of the handouts.
- (b) Comcast – This item was previously addressed in conjunction with the Capital Improvements Reserve Study / 5-Year Maintenance Plan.
- (c) Smoking at Property – Mark Freirich briefly explained the legal options that Owners have regarding marijuana smoking/growing. Owners have the right to prohibit marijuana use, growth, possession, etc. by writing it into their leases. People that have a medical need for marijuana can still use it in other forms. Owners had a discussion about their opinions on smoking and regulating people’s rights. Some want to ban smoking entirely, and others would like to allow smoking in units and on balconies. Mark explained that the two options for regulating smoking are as follows:
 - 1. Changing the Declarations to prevent all smoking - this includes inside of units and balconies. This requires a vote by Owners as well as first lien holders to go into effect.
 - 2. Changing the Association Rules to prevent smoking in all common areas - this does not affect the inside of units or balconies since these are not considered common areas.

Smoking will be addressed in a newsletter to all Owners along with the dues increase and new insurance information to bring more awareness to everyone about the seriousness of this issue. A committee will be formed as well to further discuss potential solutions to the issue. Beth D’Onofrio and Gregory Campbell will be on the committee.

- (d) Pool Replacement – This item was previously addressed in conjunction with the Capital Improvements Reserve Study / 5-Year Maintenance Plan.
- (e) Other – Priscilla Schultz brought up the issue of long-term parking and the fact that it has filled up with trailers, snowmobiles, boats, etc. Priscilla will join a Board Meeting to discuss a potential rule change or other options to solve the problem. Multiple uses for the tennis courts will be explored at a future Board Meeting among interested parties.

VII. Election of Board of Directors – Andrew Henry, Nikola Skoda, and Stacy Huffman agreed to serve another term on the Board of Directors. Shane Dittlinger is no longer a Board Member, and Deb Metscher stepped down. Art Burmeister and Priscilla Schultz volunteered to join the Board. No vote was required since there are two open seats and two interested Owners. Andrew Henry made a motion to elect Art Burmeister and Priscilla Schultz to the Board of Directors, it was seconded by George Bock and passed with a unanimous vote.

VIII. Adjournment – The 2013 Annual Homeowner’s Meeting for the Walton Village Condominium Association was adjourned at 12:28 P.M.