

**Walton Village Condominium Association
2022 Annual Homeowners Meeting
June 4, 2022
Meeting Minutes**

- I. Call to Order- The Annual Meeting of the Walton Village Condominium Association was held on Saturday, June 4, 2022 Via Zoom teleconference. Carol Peterson, Association President, called the meeting to order at 9:01 A.M.
- 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:

1. Carol Peterson – Rho 10	2. Anne Clardy – Omega 10
3. Matt Kauffman – Beta 7	4. Kinda Stanfill – Gamma 10
5. Mike Nell – Beta11	6. Benjamin Landusky – Gamma 9
7. Alison Harris – Alpha 6	8. Steven Dubay- Sigma 7
9. Cindy Schifferer – Gamma 15	10. Jennifer McGinlay – Alpha 2
11. Sarah Collins- Alpha 5	12. Sandi and Amanda Rohde – Omega 12
13. Denise Hodder – Alpha 10	14. Cesar Cruz III – Omicron 8
15. Daniel Gerke – Sigma 15	16. Rex Stafford – Gamma 2
17. Eda Englund – Delta 1	

The following units were represented by proxy: 7 proxies.

Also, in attendance representing Axis West Management & Realty were Brian Berge and Chris Dombey. A quorum was determined with 24 units (15%) represented in person or by Proxy.

- III. Approval of Minutes from 2021 Annual Meeting
Action Taken
Motion to approve 2021 Annual Meeting Minutes (Anne Clardy)
Motion seconded (Carol Peterson)
Motion Carried (Unanimous)
- IV. Financial Report and Review of 10-Year Operating Fund and Reserve Plan
 Brian Berge presented the Financial Report and balance sheet. He mentioned a strong reserve of \$636,933.62. He mentioned that there were not a lot of outstanding liabilities. Brian mentioned that overall, the HOA is in a very strong financial position.

Brian also presented the 10-year maintenance plan. Carol Peterson jumped in to explain that this plan was created after having a 3rd party reserve study done. There was an Owner question wondering who did the reserve study and it was determined Western Reserve, a local company, did the reserve study.

Landscaping improvements will be done and \$45,000 has been earmarked for those improvements. Brian explained that the areas that aren't getting enough water are the areas the board wants to focus on first.

Electric meters are planning on being improved this year. Irrigation repairs, stair replacements, and railroad tie retaining walls are all looking to be repaired. Chimney cap replacements are looking to be finished this year after a several year project. New shingles on the pool house/mechanical building are looking to be redone this year as well. Brian also mentioned that there is money being set aside to improve the fire system.

Brian also explained that siding replacement is looking to be done in year 6 and 1.6 million as a placeholder. He mentioned that if there were no dues increases

There was an Owner question asking why there was a snow removal increase and if Owners can just do it themselves. For liability reasons a professional company needs to be hired. There is a bid from a smaller company who has the crew to do the snow removal, they are also an Owner at Walton Village.

V. Ratification of 2022-2023 Budget

Action Taken

Motion to ratify the 2022-2023 Budget (Anne Clardy)

Motion seconded (Matt Kauffman)

Motion Carried (Unanimous)

VI. Manager's Report

- A. Completed/In Process Projects- Brian Berge presented completed and in progress projects. There were paintings of all the buildings, improved address signs. The volleyball fence should be finished next week and the only access will be through the tennis courts with key access to cut down on non-resident usage. Crack filling in all parking areas, and sealcoating and striping happened in Athens Plaza. There was removal of dead trees and branches property wide. YESS Windows also cleaned the exterior windows of all buildings.
- B. Planned Projects- Brian Berge presented the planned capital improvement projects which include Tennis Court repairs and upgrades, retaining wall improvements, stair improvements at omega buildings, landscaping improvements (location to be determined), electric meter stack repairs and improvements, roof replacement on pool building.
- C. Pickleball- Anne Clardy wanted a vote to go out as to whether pickleball will be allowed and if the pickleball community will be given access to the courts.

Brian Berge mentioned that insurance will have to be carried by the instructors etc. The vote for pickleball passes with a 68% yes vote to allow it.

- VII. Short-Term Rental Survey Results- Brian Berge shared what the city is proposing and apparently Walton Village is in the red section where the city is not allowing short term rentals. It still needs to be approved by the city council, but Brian wanted to let Ownership know.
- VIII. Board of Directors Seats – All seats up for election
Carol Peterson, Kindra Stanfill, Matt Kaufman, Alison Harris, and Sarah Collins have been nominated and confirmed as board members.
- IX. Owners Forum-
Anne Clardy- Anne Clardy brought up the difficulty in regulating parking. People from Skiview keep parking near the Omega building.
Rex Stafford- Rex asked if all ground floor units could have insulation put in to help with energy savings.
Sharon- She would like upper units to put in rugs and cover a percentage of their areas to help prevent noise.
Sarah Collins- Sarah asked if there could be a lift up donation bin on property and had a lot of support in the chat for it.
- X. Adjournment- The meeting was adjourned at 10:29 AM.