

Walton Village Condominium Association

Board of Directors Meeting

January 11, 2017

- I. **Call to Order** - The Board of Directors Meeting of the Walton Village Condominium Association was held on Wednesday January 11, 2017 at the Offices of Axis West Realty, Inc. The meeting was called to order by Kirsten Tidik at 5:42 pm
- II. **Roll Call** – The following people were in attendance:
Kirsten Tidik, Pi16
Tim and Glenna Olmstead, Omicron 16
Stacy Andrew, Gamma 6
Brian Berge and Alisa Bonelli, Axis West Management
Anne Clardy, Omega 10
- III. **Owners Forum** – Tim and Glenna Olmstead’s tenant, Amanda, had her car towed from the Walton Village Townhomes for parking for an extended period of time in their lot. Amanda wanted to be reimbursed because she felt Axis West Management told her she could park there. Axis West Management agreed to share the cost of the tow bill because Amanda did not understand that where she parked was not an approved location. Axis West will change the Long Term Parking Policy to avoid future misunderstandings about where to park.
- IV. **Approval of July 27, 2016 Meeting Minutes**

ACTION ITEM
Motion to Approve above meeting minutes – (Anne Clardy)
Second – (Stacy Andrew)
Approved (Unanimous)
- V. **Old Business** – Brian Berge Addressed the Board with updates on the following:
 - A. **Pool Project** – Slated to begin as early as possible in the spring. Management will confirm/update past bids and reach out to subcontractors to confirm bids. If necessary a bid from another company can be obtained. Stay on top on Gary from Mountain Pools; make sure to follow up on the process. Hoping for opening by the end of July.
 - B. **Dumpster Enclosures** – The Sparta Plaza dumpster enclosure is finished and operable. Dumpsters will be moved in soon.
 - C. **Townhouse Payment Terms / Amenities Agreement** – Each or the 3 Walton Village Townhomes Associations will be required to begin repayment under the terms of 5 years at 3.5% interest. Payments will begin June 1, 2017, to be

made monthly. Penalties for default on payments will include revoking the right to use the amenities and rights to the Townhomes' dues. Brian will meet with the Townhomes' Management to present the offer.

ACTION ITEM

Motion to Approve repayment terms – (Kirsten Tidik)

Second – (Anne Clardy)

Approved – (Unanimous)

D. Proposed Rules / Dog Survey

No Dogs Rule will remain the same for now.

The length of sparking space should be classified as 20 feet.

New Rules will be clarified and enforceable.

Management will update the Proposed Rules.

VI. New Business

A. Walkway Railings – the south side Omega stairs to up to the landings need railings, as does the north side on small portion of walkway that has stairs.

The Board preapproves a \$2,000 budget for the railings.

B. Summer Projects 2017

i. Entryways/Closets- stair treads peeling, loose boards

ii. Roofing – Delta, Sigma and Pool building left for replacements. The Board would like to know how many years of life are left on current roofs. Get bids for remaining roofs from Wilson and Revelation. If Wilson is chosen, make sure they are on a strict timeline and relevant completion dates are met and include penalty clauses in case they are not.

iii. Painting – Estimated to cost \$10,000 per building to complete.

Management recommends a scheduled painting rotation where each building could be painted every 5 years.

iv. Paving – The Sparta Plaza entryway near the volleyball courts and long – term parking is next on the paving schedule and estimated to cost \$45,000.

v. Chimney Caps – Replacement is estimated to cost \$2,000 per building

vi. 10-Year Plan - The Board would like to have a 10-year Reserve Study. Management will prepare one prior to the Annual Meeting.

Decisions on what to prioritize will be made after updated bids for the Pool Project are obtained.

C. New Board Member – Management will send an email to all owners to see who is interested in filling the vacant seat. The Board would like to consider a change to the bylaws to allow longer terms and staggered expiration dates.

D. Maintenance items discussed by Brian Berge as follows:

- i.* Shoveling, snow blowing and snow plowing all require 4 inch minimum.
 - ii.* Hot tub is closed for the remainder of winter. It is leaking too fast to keep up with. It will be repaired at the same time as the pool.
 - iii.* An owner requested reimbursement for a chimney repair that would usually be an Association expense but was not pre-approved. The Board decided to reimburse the owner for the amount that it would have cost the Association to perform the work (less than what the owner was seeking).
- E.** Possibly look into using part of the Tennis Courts for gardening space. Look into cost and irrigation
- F.** Decide on payment plans for owners in arrears on their HOA payments
- G.** Next quarter beta test online payments and invoicing

Meeting Adjourned at 8:25 pm