

WALNUT MEWS CONDO ASSOCIATION
ANNUAL MEETING
November 1, 2017

MINUTES

Present: Nicole Drobeck, Susan Depue, Michael Lechner and Alicen Halquist. We have proxies from David Hoostrate and Barbara White. A quorum is present. Helen Cartwright represented Bartlett Property Management.

The meeting was called to order at 5:45 pm.

Minutes:

Alicen moved to approve the minutes of the 2016 Annual Meeting. Michael seconded the motion, which passed unanimously.

President's Report:

We replaced the bushes along the front of the property with a fence, and the large round bush was removed. Susan suggested that we also install a fence on the east side of the buildings by the parking area.

The vegetable beds are still in good use and we have been maintaining the area adjacent to 2121 Walnut. Improving the landscaping in general will continue to be an area of focus.

Suggestions include planting grasses and roses along Walnut Street, and sprucing up the planted beds that are no longer being cared for by owners. The area where the bush was removed will be restored to grass.

We sent out a re-vamped newsletter to owners and tenants. As more units are rentals, communication of community news is important.

The board has implemented a new Collections Policy.

We are still looking into new numbers to install on the buildings and units.

Financial Review:

At the end of October 2017 we have \$785.17 in checking and \$39,207.82 in the reserve savings account. We are operating within our budget.

One owner is delinquent in paying dues. The board will review the payment plan that is in place with the owner and make modifications if appropriate.

2018 Budget:

We are anticipating some increases in operating expenses next year so the proposal is for a budget for 2018 with a 5% dues increase. We are also proposing an increase in the reserve savings from \$83 / month to \$100 / month per unit. This will ensure the association is better prepared for upcoming expenses such as painting, replacing water heaters, or replacing asphalt.

Michael moved to approve the budget with a 5% dues increase and \$200 per unit increase in reserve savings. Alicen seconded the motion, which passed unanimously.

Election of Directors:

Nicole Drobeck is up for re-election this year. Alicen moved to re-elect Nicole for a new 3 year term on the Board. Michael seconded the motion, which passed unanimously.

Nicole was appointed as President, Alicen as Vice President and Michael as Treasurer.

Homeowner's Concerns

The lights are on all the time between 2113 and 2117. Helen will arrange for the sensor to be replaced.

Chip will look into the building numbers and we will also investigate solar landscaping lights.

Susan requested that the trash area is improved. We will wait to see what happens with the development behind the alley.

We will price up replacing the parking signs and the management sign.

Helen will follow up with Van Lier Roofing about the 2105 roof.

The meeting adjourned at 7:26 pm