

WALNUT MEWS CONDO ASSOCIATION
ANNUAL MEETING
November 10, 2021

MINUTES

Present: Alicen Halquist, Hilary Griffith, Bianca Griffith, Roberta Gantz, John Garrett, Nicole Novembre, Melisa Holman & Bradley Carter, David Hoogstrate and Michael Lechner.
Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 5:35 pm. A quorum is present.

Minutes:

Alicen moved to approve the minutes of the 2020 Annual Meeting. Roberta seconded the motion, which passed unanimously.

President's Report:

Alicen reported that there have been no major issues this year. We managed to get some of the landscaping updates done, with new mulch and plants in some beds and existing plants transplanted in others. We will review the beds in the spring to see what needs additional attention. The ash trees were treated for Emerald Ash Borer and some trimming was completed. Some step and siding repairs were completed, with deck repairs still outstanding. This will be done prior to next year's painting project. The board is discussing options for a new paint color. The broken mailbox lock has been repaired by the Post Office. We are in communication with the new owners of 2121 Walnut to be sure that both parties are keeping to the legal agreement.

Financial Review:

At the end of October 2021, there is \$3,392.08 in the operating account and \$71646.62 in reserve savings. Overall, we have kept to the 2021 Budget, with some reserves spending on landscaping improvements.

2022 Budget:

The board approved a budget with no increase in dues or the reserve transfer amount.

Election of Directors / Appointment of Officers:

Roberta moved to elect Alicen & David to new 3 year board terms. Hilary seconded the motion, which passed unanimously. Board positions will remain the same, with Alicen as President, Roberta as Vice President and David as Treasurer.

Homeowner's Concerns

Melisa asked about getting involved in the community garden. All residents are welcome to participate. We will send out a notice in the spring to see who is interested.

Roberta requested that we revisit the trash situation in the alley, as it can get messy. The board previously decided that building a trash enclosure would be too expensive and would encroach on space that residents use for recreation. Currently the dumpsters are stored in the alley, but an enclosure would have to be on Walnut Mews property. An enclosure would not prevent furniture from being left in the alley. David suggested that we put more effort into communicating expectations for tenants moving out.

John said he has been having issues receiving statements in the mail. We can send electronic statements through the HOA bank to any owners who prefer this.

The meeting adjourned at 6:19 pm