

WALNUT MEWS CONDO ASSOCIATION
ANNUAL MEETING
November 11, 2020

MINUTES

Present: Barbara White, Melissa Holm & Bradley Carter, Roberta Gantz, Nicole Novembre, Alicen & Chip Halquist, Irena Shestak, John Garrett and Bryan Keith. Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 6:11 pm. A quorum is present.

Minutes:

Alicen moved to approve the minutes of the 2019 Annual Meeting. Roberta seconded the motion, which passed unanimously.

President's Report:

Alicen reported on the association activities over the last year.

We continued working on landscaping improvements this year. Because of COVID we weren't able to get much done, but the drip irrigation system is working now. The community garden is being well used.

New building address numbers were installed on all three buildings and at the individual units.

Our asphalt was power-washed and seal-coated, to improve the appearance of the property. The parking stalls were re-painted and moved over slightly to accommodate the parking spaces assigned to 2121 Walnut.

We looked into building a trash shed, but it was very expensive and awkward to fit onto Walnut Mews property. It is OK to have the dumpsters in the alley. There continue to be rats in the alley and we have a monthly service with a pest control company to help control the numbers.

Some stairs and steps were repaired, and the decks and stairs were stained. The plan is to repaint in the next year or so, potentially including a color change.

Financial Review:

At the end of October 2020, we have \$800.82 in the operating account and \$66,720.35 in reserve savings. Year to date we are operating within the budget.

2021 Budget:

The board approved a budget that includes a 7% dues increase for operating costs and an increase of \$6 in the monthly reserve saving charge.

Election of Directors / Appointment of Officers:

Roberta, Vlad and Barbara ran for the two open board seats. By secret ballot, Vlad and Roberta were elected to the board for three year terms.

Alicen was appointed as President, Roberta as Vice President and David as Treasurer.

Homeowner's Concerns

Bryan requested that new trees are planted along the side of the ditch to replace the ash trees that were removed because of Emerald Ash Borer concerns.

Bryan also suggested that when the boilers are replaced the board considers replacement with a solar powered model.

Barbara said she has some banging in her pipes. The plumber says this is probably due to thermal expansion.

Bradley reported that the gutters need cleaning. This will be scheduled.

John said that there are more trim, siding and deck repairs that need doing. These will be completed before the painting project.

The meeting adjourned at 6:56 pm