

WALNUT MEWS CONDO ASSOCIATION
ANNUAL MEETING
November 7, 2022

MINUTES

Present: Alicen Halquist, David Hoogstrate, Melisa Holman & Bradley Carter, John Garrett, Roberta Grantz and Michael Lechner.
Helen Cartwright represented Creekside Community Association Management.
The meeting was called to order at 5:34 pm. A quorum is present.

Minutes:

Alicen moved to approve the minutes of the 2021 Annual Meeting. John seconded the motion, which passed unanimously.

President's Report:

Alicen reported on a busy year for the Association. The buildings were painted with an updated look. As part of this project we also did some siding repairs and replaced the deck at unit #9.

Another substantial project was to replace both the hot water heaters.

We also did some more work on cleaning up the landscaping.

This has impacted our reserve funding, but has benefitted our property values.

Upcoming projects will be painting the boundary fence, and staining the decks and stairs, which was not included in the painting scope of work.

Financial Review:

At the end of October 2022, we have total assets of \$9,634.61. Funds are depleted after completing multiple projects this year. We kept within the operating budget for the most part, except for a decent overage in water.

2023 Budget:

The board approved a budget with a 10% increase in dues to cover higher operating expenses, in particular insurance premiums. There is also a \$5 / month increase in reserve contributions so that we can build back up our funds for future projects.

Election of Directors / Appointment of Officers:

Melisa moved to elect Michael to a new 3 year board term. Roberta seconded the motion, which passed unanimously.

Homeowner's Concerns

There have been complaints from our neighbor at 2121 Walnut St about Walnut Mews residents using their trash cans. Our dumpsters are at the end of the alley behind building 2113.

The ditch bank at the southwest corner of Walnut Mews is deteriorating. Although this is not part of our property, it could impact building 2105. We will investigate options for getting this remediated.

Upgrading the lighting on the property is another project the board will look into next year.

Owners should contact the manager if they notice any issues on the property, including lights that are out.

The meeting adjourned at 5:57 pm