

WALNUT MEWS CONDO ASSOCIATION
ANNUAL MEETING
October 12, 2016

MINUTES

Present: Alicen & Chip Halquist, Lauren Hoyt, David Hoogstrate and Nicole Drobeck. We have proxies from Michael Lechner, Susan Depue, Barbara White and Roberta Gantz. A quorum is present. Helen Cartwright represented Bartlett Property Management.

The meeting was called to order at 5:48 pm.

Minutes:

Lauren moved to approve the minutes of the 2015 Annual Meeting. Nicole seconded the motion, which passed unanimously.

President's Report:

We have had a busy year. Activities included building raised beds for the garden and converting the exercise room into bike storage. We are installing concrete for the parking spaces for units 1 and 2, and repainted the striping in the other parking spaces. The trees were trimmed and treated. A newsletter was sent out to all owners and residents. A new protocol for installing A/C units was developed.

Financial Review:

At the end of September 2016 we have \$1,344.29 in checking and \$23,847.72 in the reserve savings account. Water and tree maintenance are both over-budget, building repairs are under budget and we are behind in reserve savings. One owner has a delinquent account. Helen will update the liens to accurately reflect the current amounts due.

2017 Budget:

Alicen moved to approve the 2017 budget, with a 5% dues increase. Nicole seconded the motion which passed unanimously.

Election of Directors:

Nicole moved to elect Michael to the Board, as Roberta's term is completed. Lauren seconded the motion, which passed unanimously. Nicole was appointed as President, Alicen is Vice President and Lauren is Secretary / Treasurer.

Other Business:

Proposed amendment to allow Short Term Rentals

Most people were not comfortable with making legal changes to the Walnut Mews governing documents. Instead of amending the covenants, Alicen moved that the Board does not enforce the restrictions relating to short term rentals and that we adopt the short term rental rules as they have been presented. Nicole seconded the motion. Lauren abstained from voting. The motion carried.

Proposed amendment to change percentage interest calculation to the square footage recorded with Boulder County Assessor

Alicen voiced concerns that the Assessor's measurements are also not accurate. Nicole said that this also does not take into account that some units have non-habitable limited common elements (ie. Garages) that are not reflected in square footage calculations.

There were insufficient votes to carry the motion.

Homeowner's Concerns

Chip suggested installing a patio with a grill in the common area.

We need to get a bear proof can for the compost.

The meeting adjourned at 7:05 pm