

WALNUT MEWS CONDO ASSOCIATION
ANNUAL MEETING
October 15, 2018

MINUTES

Present: Alicen Halquist, David Hoogstrate, Nicole Drobeck, Vlad & Irena Shestak and Michael Lechner. We also have proxies from Barbara White and Bryan Keith.
Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 5:45 pm. A quorum is present.

Minutes:

Alicen moved to approve the minutes of the 2017 Annual Meeting. Michael seconded the motion, which passed unanimously.

President's Report:

This year we continued with landscaping improvements, focusing on clearing the flower beds and moving existing plants. We will continue with this next year. Some repairs were made to the water heater.

The construction project at 21 Pearl has begun, and we will see what the impact will be on Walnut Mews. They should not be using the Walnut Mews driveway for access.

The City has given the option of removing the ash trees along the ditch. Helen will find out if Walnut Mews can treat some of the trees instead. The residents like the trees for shade and privacy.

Financial Review:

At the end of September 2018 we have \$387.26 in checking and \$42,635.66 in the reserve savings account. We are behind on income for the year as one owner missed 2 months of payments. The delinquent account will be able to accelerate payments beginning May 2019.

Expenses are mostly normal. Water costs are over budget due to an irrigation leak. Building repairs are under budget and grounds maintenance is over budget. We were unable to make a couple of reserves transfers this year due to insufficient funds in the operating account.

2019 Budget:

The proposed budget includes a 5% dues increase for operating costs and a \$9 / month increase in the reserve saving charge.

Vlad suggested that rather than increasing the reserves we fund projects by Special Assessments. Alicen said that the board's preference has been to be generous with savings so that we can keep up with improvements. David moved to approve the 5% dues increase. Alicen seconded the motion, which passed

unanimously. Michael moved to increase the reserve saving charge by \$9 / month. David seconded the motion, which passed unanimously.

Election of Directors:

Alicen and David are up for re-election this year. Vlad is interested in filling the vacant board position. Michael moved to elect Alicen and David for new three year terms and to elect Vlad for a two year term on the board. Nicole seconded the motion, which passed unanimously.

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

Homeowner's Concerns

Irena complained about the tenant from Unit 6 parking behind the garages as it makes it hard for them to access their garage. The board decided to be firm on the no parking behind the garages rule.

The meeting adjourned at 6:49 pm