

WALNUT MEWS CONDO ASSOCIATION
ANNUAL MEETING
October 16, 2019

MINUTES

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

The meeting was called to order at 5:34 pm. A quorum is present.

Minutes:

Michael moved to approve the minutes of the 2018 Annual Meeting. Alicen seconded the motion, which passed unanimously.

President's Report:

This year we treated several of the ash trees along the ditch for Emerald Ash Borer and the city removed the rest of the ash trees. The remaining trees were all trimmed for clearance to the roofs. The association will continue to care for these trees as long as they remain healthy, because residents like the shade and privacy these trees provide. The alternative is that the city will remove them. We got new modern house numbers for the buildings and the individual units. Chip was able to install some of these. Our handyman can install the rest in the next week.

Following on from the clearing work we did in the planted beds last year, the beds had fresh mulch applied. The gardening contractor was not available this year so we will continue improving the plantings next spring. Irena added some plants to the common area. Roberta requested attention to the landscaping on the west side of 2113 – we will look at this in the spring as well.

Bill Johnston will do a few front step repairs in advance of the deck and stair staining project which is going to start next week.

The construction project on Pearl street continues to have an impact on Walnut Mews, with heavy vehicles coming through the driveway causing accelerated degradation. We will see if the developer will assist with remediation work. We will get estimates for driveway improvements. The developers will be replacing the city owned alley with concrete for the length of their project. Once that is complete we can assess what to do with the garage access on Walnut Mews property.

The property at 2121 Walnut is for sale. Helen will contact the realtor to ensure that they have the covenant restriction documents.

Financial Review:

At the end of September 2019 we have \$562.42 in checking and \$53,221.34 in the reserve savings account. Income is ahead for the year as one owner has been paying extra towards a delinquent account.

Expenses are mostly normal. We had extra expenses for tree trimming and treatments for the ash along the creek and additional grounds maintenance costs.

2019 Budget:

The proposed budget includes a 6% dues increase for operating costs but no increase in the monthly reserve saving charge. The dues increase is to keep up with increases in operating costs.

Vlad suggested that the assessment proportions are changed as the square footage in the covenants is inaccurate. The board has considered this before and found no more equitable way to split the assessment as the smaller condos do not have garages which is not accounted for in the square footage.

Alicen moved to approve the budget as presented. Susan seconded the motion, which passed unanimously.

Election of Directors / Appointment of Officers:

Michael is up for re-election this year and Nicole is resigning from the board.

Alicen moved to re-elect Michael for a new three year term and to appoint Roberta to complete the remaining year on Nicole's term. David seconded the motion which passed unanimously.

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

Homeowner's Concerns

Roberta requested that the handyman inspects the crawl spaces, and to have this be a regular maintenance item.

The meeting adjourned at 7:07 pm