

2Walnut Mews Condominium Association
Annual Meeting Minutes
October 6, 2015

Present: Nicole Drobeck, Susan Depue, Barbara White, Michael Lechner, Alicen & Chip Halquist, Megan Keith, Lauren Hoyt and Roberta Gantz.. We have one additional proxy. A quorum is present. Helen Cartwright represented Bartlett Property Management.

The meeting was called to order at 5:36 pm.

Minutes:

Lauren moved to approve the minutes of the 2014 Annual Meeting. Michael seconded the motion, which passed unanimously.

Financial Review:

At the end of September 2015 we have \$14,504.52 in total assets, of which \$13,359.54 is in the reserve savings account. Building repairs and grounds maintenance are both over-budget, but overall expenses are in line with budgeted spending.

There is one owner who is delinquent and they are paying according to the agreement they made with the Board.

2015 Budget:

Susan moved to approve the 2016 budget. Roberta seconded the motion which passed unanimously.

Maintenance Projects:

Chimney Cleaning: We will set up a day for Damon Dickey to inspect the chimneys when owners are available to let him in.

Tree trimming: The tree bids include some trees along the ditch. Although they are not on Walnut Mews property, they do grow over the buildings. Not including the ditch trees the Reinholt Tree bid is \$1125.00 and Juan's Affordable Tree Care is \$1130.00. Michael moved to approve the bid from Reinholt Tree. Lauren seconded the motion, which passed unanimously.

We are treating the ash trees for Emerald Ash Borer.

Snow removal: The snow removal contract with Flying Colors was approved for two years in 2014.

Agreement with FKP: The agreement with FKP prevents them from installing any doors on the north or west side of building and the 'landscaping area' cannot be used as a dog run or as living space. The agreement also requires Walnut Mews to maintain the area.

Mike Kreith has installed gravel inside metal edging in the landscaping area. The Board discussed returning the area to vegetation or grass or planting some bushes in the gravel. Helen will discuss options with Green Spaces.

Storage / Exercise Room: The exercise equipment has been removed. The closet doors remaining will be disposed of. David will investigate the most efficient way of adding bike storage. We will also install shelves so we can move the paint from the boiler room.

Election of Directors:

Barbara moved to increase the number of Board Members to 5. Susan seconded the motion, which passed unanimously.

Barbara nominated David to the Board, Alicen nominated Barbara to the Board, Nicole nominated Alicen to the Board, Roberta nominated Michael to be re-elected to the Board. The nominations were put to a vote and David and Alicen were elected to join the Board.

Homeowner's Concerns

Barbara is seeing a lot of beetles on her steps. The new tread on her stairway needs staining. Helen will follow up on these.

Lauren proposed that the Board changes the way the dues are allocated among the units from a system based on square footage to an equal division. Other member of the board felt this process would be too involved for any potential benefits.

Alicen said that the landscaping in front of Unit 1 needs to be better maintained.

Alicen suggested installing concrete into the parking spaces for units 1 and 2. She also requested that the bushes are trimmed back next to these parking spaces.

The meeting adjourned at 8:05 pm