

Walnut Mews Condominium Association
Board of Directors Meeting
April 21, 2021
MINUTES

Board Members Present: Alicen Halquist, Michael Lechner and Vlad Shestak.
Others present: Chip Halquist and Karl Allen, a representative of Roberta Gantz.
Helen Cartwright represented Creekside Community Association Management.
Due to COVID-19 the meeting was held online.
The meeting was called to order at 5:41 pm. A quorum is present.

Approve Agenda:

Michael moved to approve the agenda. Alicen seconded the motion, which passed unanimously.

Approve Minutes:

Alicen moved to approve the minutes from the October 28 2020 meeting. Michael seconded the motion, which passed unanimously.

Financial Statements:

At the end of March 2021 we have \$1,358.30 in checking and \$69,778.04 in reserves. A few owners are behind in paying their dues so the income is slightly below budget, although these accounts have been brought up to date in April. Expenses are normal and right on budget with the exception of snow removal, which has already exceeded the annual budget.

Alicen moved to approve the March financials. Michael seconded the motion, which passed unanimously.

Old Business:

Landscaping: Helen & Alicen will meet with Green Spaces to come up with a plan to progress the landscaping improvements, beginning with cleaning up and preparing planter beds. We will request input from interested owners when it comes time to decide on plants, and maybe get a consultant to assist with plant selections.

New Business:

Grounds maintenance: The 2021 Grounds maintenance contract with Green Spaces was approved by email.

Michael had a query from his tenants about the weed control used on the lawn. Your contract includes 4 chemical weed control applications a year. Helen will find out what product is used and if there are non-chemical treatments that can be used instead.

Tree treatments: Michael moved to approve the Taddiken Tree bid to treat the ash trees on the property and the remaining City trees along the ditch. Alicen seconded the

motion which passed unanimously. We will observe the trees along the west boundary this year and may consider planting new trees in the future if warranted.

Painting buildings: Painting the buildings is scheduled for this year in the long range plan. They were last painted in 2014, and should be painted in the next year or so to prevent deterioration of the siding. We have one bid of \$40,000 from Peakview Painting, who did the previous paint job. We will get comparison bids as well.

The board would like to come up with a couple of new color schemes for the buildings to modernize the look of the property. Any color change will be approved by the whole membership. Board members are requested to send photos of homes with colors they like so we can develop some options.

We also need to get the gutters inspected for needed repairs.

Homeowners Concerns / Other Business:

Trespassing on Walnut Mews property: There have been more frequent incidences of non-residents cutting through Walnut Mews property lately. The bike lock that was keeping the gate at the end of the alley open has been removed, but the gate locking mechanism is not functioning, so it is still sometimes left open. Helen will talk to the owner of the salon to see if the property owner will replace the lock. We will also investigate installing a spring so the gate shuts itself after being opened.

Helen will research options for a gate to be installed between buildings 2113 & 2117 where the walkway opens to the alley. We will also look into either extending the hedge or installing a fence between the parking area and the grounds. We want to come up with a cohesive boundary strategy.

2121 Walnut: The property at 2121 Walnut is changing hands again. Helen reached out to the seller's realtor to make sure the new owners are aware of the restrictive covenant on the property.

Updating HOA rules: Helen presented a new version of the Walnut Mews rules. Alicen moved to approve the revision. Michael seconded the motion, which passed unanimously. We will seek comments from the board members not in attendance before distributing to all the owners.

Next Meeting Date:

The next meeting will be held at 5:30 pm on Tuesday June 22, 2021, over Zoom.

The meeting adjourned at 6:23 pm