

Walnut Mews Condominium Association
Board of Directors Meeting
April 25, 2022
MINUTES

Board Members Present: Alicen Halquist, Roberta Gantz, Michael Lechner and Vlad Shestak. Helen Cartwright represented Creekside Community Association Management. The meeting was held over Zoom and was called to order at 6:04 pm. A quorum is present.

Approve Agenda:

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

Approve Minutes:

Michael moved to approve the notes from the September 20, 2021 meeting. This meeting did not have a quorum – board members responded to action items by email. Alicen seconded the motion, which passed unanimously.

Financial Statements:

At the end of March 2021 we have \$1369.56 in checking and \$77,336.30 in reserves. The reserve balance is now around \$40,000, after paying to replace the water heaters. Income is right on budget and there are no delinquent accounts. Utilities are over budget, due to increases in Xcel costs and inefficiencies from leaks in the hot water circulation system (which have been repaired). We transfer \$1,500 to the reserve account each month. Alicen moved to approve the March financials. Roberta seconded the motion, which passed unanimously.

Old Business:

Landscaping: We will meet to review the plantings from last year. There may be warranty replacements and areas that still need attention.

Siding repairs: Some siding repairs were completed, we still need to look at repairs to upper decks. Green Mountain Home Solutions have bid \$1865.00 per deck to replace the deck surface. We will get another contractor to provide an estimate.

Painting Buildings: Secor Painting have said they will honor their bid price of \$22,000 from last year. They could schedule for mid – late June. Roberta also has a comparison bid, which she will forward. Helen, Alicen & Roberta will meet with the two contractors to discuss color options. Once we have a color plan, we will run it by the ownership for their comments.

New Business:

Grounds Maintenance: The 2022 grounds maintenance contract with Green Spaces was approved by email.

Community Garden: Interested residents should contact Alicen. Helen will send out a message to owners.

Hot water heater replacement: The two hot water heaters have been replaced and are set up to run in tandem. This means that if one fails there will still be hot water. There were initially some

issues with the temperature regulation but everything is working well now. Several leaks in the mechanical room and the recirculating lines have also been repaired.

Trash Review: Most problems with the trash occur when tenants are moving out. We will communicate expectations with owners about what residents should do when the dumpster is full and how to dispose of furniture / bulky items.

Electronic payments: Several owners have switched to paying their accounts electronically through the bank. Creekside Management is switching to a new system, which should in place by the time May invoices go out.

Homeowners Concerns / Other Business:

At some point we will need to address the aging washer & dryer. So far CSC Serviceworks have been able to keep them functioning with parts and repairs.

The Walnut Mews insurance policy includes Full Replacement Coverage in the event of a catastrophic loss.

Next Meeting Date:

The next meeting will be held at 6:00 pm on Monday July 11, 2022 at 1957 20th Street.

The meeting adjourned at 7:00 pm