

Walnut Mews Condominium Association
Board of Directors Meeting
April 3, 2019

MINUTES

Board Members Present: Nicole Drobeck, Alicen Halquist, David Hoogstrate, Michael Lechner and Vlad Shestak.

Other present: Chip Halquist (by phone) and Irena Shestak.

Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 5:43 pm. A quorum is present.

Approve Agenda:

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

Approve Minutes:

Alicen moved to approve the minutes from the September 24, 2018 meeting. Nicole seconded the motion, which passed unanimously.

Financial Statements:

At the end of March 2019 we have \$308.81 in checking and \$49,326.06 in reserves. We are slightly ahead on income for the year to date. Expenses are normal for the time of year.

A couple of accounts are behind. Unit 11 has now brought their account current and unit 8 missed a month. Unit 13 is still significantly delinquent, but the owner is now paying regularly each month and has committed to paying extra to pay down the balance beginning in May 2019. The annual finance charge was applied to this account. We will look into the process of foreclosure, although this is not a preferred option.

Nicole moved to approve the March 2019 financial statements. Vlad seconded the motion, which passed unanimously.

Old Business:

Building Numbers: The board decided to have 12" numbers for the building numbers and 4" or 6" for the unit numbers.

Grounds Maintenance/ Gardener: We will continue working with Thomas to update the garden beds. Irena suggested incorporating some plants with late summer interest. We will also have Green Spaces update the mulch throughout.

Tree Trimming: Helen will work with Reinholt Tree to schedule trimming the trees for clearance around the building. This will require alley access so we will have to coordinate with the Pearl St development.

Newsletter: We will move to communicating issues with owners by email as needed rather than using a newsletter format.

Chimney Inspections: Owners should provide proof that their chimney has been inspected and cleaned if necessary.

New Business:

Grounds Maintenance: The 2019 grounds maintenance contract with Green Spaces was approved by email.

Trees along ditch: Helen will work with the City and Taddiken Tree to work out which of the ash trees along the ditch to treat and which will be removed.

Alley concrete: We will contact the Pearl St developer about their construction traffic using our driveway. They do not have an easement and they are increasing the wear and tear damage to the driveway. Maybe they will agree to contribute to the improvements. Their sub-contractors must not park in Walnut Mews parking spaces.

Staining / Painting touch up: Helen will get a bid for re-staining the decks and touching up the paint as needed.

Next Meeting / Annual Meeting Date:

The next meeting will be arranged by email.

The meeting adjourned at 6:53 pm