

Walnut Mews Condominium Association
Board of Directors Meeting
October 28, 2020
MINUTES

Board Members Present: Roberta Gantz, Alicen Halquist, David Hoogstrate, Michael Lechner and Vlad Shestak.

Others present: Chip Halquist

Helen Cartwright represented Creekside Community Association Management.

Due to COVID-19 the meeting was held online.

The meeting was called to order at 5:37 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 April 8 2020 meeting. Roberta seconded the motion, which passed unanimously.

Financial Statements:

At the end of September 2020 we have \$2,864.95 in checking and \$63,881.64 in reserves.

The owner of unit 13 has paid off the past due balance so the budget is ahead for income. Expenses are normal for the time of year. One other owner is one month behind on their dues.

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

Old Business:

Driveway and Alley Repairs: The alley and the parking area have been seal-coated and look much better. We will install new towing signs for the parking area.

Landscaping: There hasn't been any progress on the landscaping this year. We have done some clean up and the irrigation drip system has been upgraded. We will work with Green Spaces next spring to get this project moving. They may have a landscape architect that can advise on suitable plants. We will carry over the allocated funds.

Trash area: Staff from the hair salon continue to use the Walnut Mews dumpster. Helen will remind them to use their own receptacle. We tried moving the dumpsters to a different location, but there were complaints from residents. Building an enclosure ended up being too expensive to pursue. If the trash gets overfull we can call in for an extra pickup. We have added a second weekly recycling collection which seems to be helping. There continues to be moderate rodent activity around the trash area.

New Business:

Snow Removal: The 2020 snow removal contract with Flying Colors was approved by email. Helen discussed combining service with the property manager at Pearl21, but it didn't seem this would be a feasible option, and we would not want to give up control over our service. We can request plowing in front of the driveways if necessary.

2021 Budget: Helen presented a budget for 2021 with a 7% dues increase. This covers cost increases in insurance and tree care. In 2021 we will need to treat our ash trees for Emerald Ash Borer, including the City trees along the ditch. We are required to have two landlines for the fire monitoring system so we cannot cut that expense.

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

The budget also proposes an increase of \$6 month for the reserves charge. Alicen moved to approve the increase. Roberta seconded the motion. David & Michael approved and Vlad voted against the motion, which carried.

2021 Projects: As well as proceeding with grounds updates, we will get bids for painting the buildings next year. We are considering changing the color, and will discuss this further in the spring.

Homeowners Concerns:

There was a problem with the washing machine in the laundry room, which was repaired by the laundry company. The funds from the machines go to fulfil the service contract term, the HOA does not get any of the money. The washer and dryer do get use from some of the residents. Roberta may have a washer to donate if we decide to upgrade the machines.

Annual Meeting and Next Meeting Date:

The Annual Meeting will be held at 6:00 pm on November 11, 2021, over Zoom. We will set a board meeting date in the spring.

The meeting adjourned at 6:54 pm