

Walnut Mews Condominium Association  
Board of Directors Meeting  
September 24, 2018

MINUTES

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Present: Nicole Drobeck, Alicen Halquist, Michael Lechner and Chip Halquist. A quorum is present. Helen Cartwright represented Creekside Community Association Management. The meeting was called to order at 5:43 pm.

Approve Agenda:

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

Approve Minutes:

Nicole moved to approve the minutes from the April 23, 2018 meeting. Alicen seconded the motion, which passed unanimously.

Financial Statements:

At the end of August 2018 we have \$1,743.18 in checking and \$42,552.18 in reserves. We are about \$1200 behind on income. Expenses are normal and we are meeting the budget. The delinquent account is being monitored. Interest will be charged at the end of the year.

Two reserves transfers have not been made and we spent some reserve funds to repair a water heater.

Michael moved to approve the August 2018 financial statements. Nicole seconded the motion, which passed unanimously.

Old Business:

*Building Numbers:* Helen will get the supplier information on the numbers at 620 Pearl.

*Grounds Maintenance/ Gardener:* Thomas and Chip worked on the cleaning up the garden beds. We have used up the allowed budget for this task. There is still plenty to do in the gardens and we will allocate funds for continuing this project.

*2105 Roof replacement:* The roof at 2105 should be good for a few more years. We will inspect it regularly.

*Tree Trimming:* We have a bid from Reinholt Tree to clear the trees from the buildings. Before we accept the bid, Helen will check with the City if they will maintain the ash trees adjacent to the ditch.

*Newsletter:* We will include an item with winter tips eg. keep your thermostat at 60 degrees to prevent burst pipes.

*Chimney Inspections:* We will also remind owners to get their chimneys inspected and cleaned if the fireplace is used regularly.

New Business:

*Snow Removal:* Nicole moved to approve the 2018-2019 snow removal contract from Flying Colors. The prices are the same as last year. Alicen seconded the motion, which passed unanimously.

*2019 Budget:* There will be an increase in operating expenses in 2019 so a dues increase will be necessary. We may also need to increase the annual reserve saving amount. Helen will update the budget and the reserves study based on the board discussion and the budget will be approved by email.

*2019 Projects:* The main project for 2019 will be to continue with landscaping improvements. We have to keep in mind that one or other of the water heaters may need replacing at any time. Helen will find the contact for the developer at 2116 Pearl to enquire about their asphalt / concrete plans. Walnut Mews will wait for this work to be done before looking at our driveway again.

Homeowner Concerns:

*ACC Application:* The board decided that the window installed at unit #13 without the middle trim is acceptable. The façades that face onto Walnut Street however should be kept consistent in appearance.

Annual Meeting Date:

The Annual Meeting will be on Monday October 15 at 5:30 pm. Alicen and Chip offered to host.

Next Meeting Date:

The next meeting will be in April 2019.

The meeting adjourned at 6:44 pm