

Walnut Mews Condominium Association
Board of Directors Meeting
September 26, 2022
MINUTES

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

Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 6:07 pm. A quorum is present.

Approve Agenda:

Discussing the condition of the driveway was added to the agenda.

Approve Minutes:

Michael moved to approve the minutes from the July 11, 2022 meeting. Roberta seconded the motion, which passed unanimously.

Financial Statements:

At the end of August 2022 there is \$3,485.51 in the operating account and \$38,133.56 in reserves. Overall expenses are normal for the time of year, although water is over budget. We have spent \$42,000 on reserves expenses and are 2 months behind on making transfers to the reserve account. Roberta moved to approve the August financial statements. Michael seconded the motion, which passed unanimously.

Painting buildings: The painting project has been completed with the exception of the area around the deck of unit #9. We have withheld 5% of the payment until this is completed.

Deck repairs: The deck repair at unit #9 has been completed. The owners of Unit #7 have also made modifications to their upper deck. The board will allow them to keep their modifications in place on the understanding that any future maintenance of the upper deck will be at the owners' expense.

New Business:

Staining decks, stairs, fence: Secor Painting have provided a bid of \$7,595 to stain the porches, steps and the front fence. The porch and deck at unit #7 have been replaced with composite and can be removed from the scope of work. There may be an additional materials charge to apply an epoxy coating to the upper porches. Roberta moved to approve the proposal. Alicen seconded the motion, which passed unanimously. We will proceed with this project as funds allow, in 2023.

Exterior Lighting: Helen will research the outdoor lighting ordinance so that we can select appropriate fixtures. We will also source replacement shades for the lampposts.

Pest Control: The board decided to cease the rodent service with Northern Colorado Pest & Wildlife as it does not seem to be making any difference to the population. Roberta suggested an alternative company – Bugs & Beyond – if we want to try again.

2023 Budget: Helen presented a budget with options for a 5% and a 10% dues increase and an updated reserves study. Alicen moved to approve the budget with a 10% dues increase and a

\$5 / month increase in the reserve contribution. Roberta seconded the motion which passed unanimously.

Homeowners Concerns / Other Business:

We will keep the driveway asphalt on our radar. Based on previous bids we have got this will be an expensive project and may not be a high priority right now.

The dryer vent has been cleaned in the laundry room. Homeowners should also clean their dryer vents periodically.

There used to be a concrete retaining wall along the ditch bank, but this has washed away and now the bank is eroding away. Although this is on the ditch company property we may need to take action.

We will have the crawl spaces checked for leaks.

Annual Meeting Date:

The annual meeting will be held at 6:00 pm on November 8, 2023 over Zoom.

The meeting adjourned at 7:46 pm