

Walnut Mews Condo Association
Board of Directors Meeting
5:30 pm Monday September 20, 2021

Michael & David in attendance. No quorum.

Financial Statements:

Operating account: \$343.47

Reserve account: \$74,047.75

Income on budget, Expenses over budget in maintenance – due to boiler repair and step repair at #10, also snow removal high.

Old Business:

Landscaping – plantings are completed, some requested plants were not available. We can review in spring to see if anything else needed

Siding repairs – aim to complete this season. Some issues with sourcing materials.

Painting buildings – preparing for next year. **Both Michael & David preferred a white siding with black trim color scheme.**



New Business:

2022 Budget – Two options presented. With no dues increase and 5% increase. **David & Michael in favor of no dues increase**

Snow Removal – Proposals from Flying Colors and Boulder Snow Removal/Green Spaces. **David & Michael recommend switching to Boulder Snow Removal - their bid is lower.**

Flying Colors:

5. Price: 1"-4".....\$155.00
4"-8"..... add 50%
8"-12".....add 100%
12"-16".....add 150 % etc.

Boulder Snow Removal:

Snow removal, 2" trigger (Per snow event)	
2" – 5.99"	\$65
6" – 9.99"	\$98
10" - 14.99"	\$130
+15"	\$195

Board members – Alicen & David terms up this year. David will stay on the board. **Alicen?**

Homeowners' Concerns

- dumpster area messy. *Green Spaces cleaned up the loose trash.*
- couch and a rug left by the dumpster shed. *Western Disposal were removed these items, fee was charged to the owner of #4*
- wet clothes in the dryer and trash that needs tidying up in the laundry room. *A resident retrieved their clothes. Cleaner tidied the laundry room.*
- cars from units 8 & 9 being parked behind the garages blocking access to #7 garage. *Property managers asked to remind the tenants of the parking requirements.*
- irrigation going off in the afternoon and a sprinkler head directed A/C at #13 compressor. *Green Spaces fixed the clock and replaced the head*
- request repair #4 porch step. *Will be scheduled along with other exterior repairs*

Annual Meeting Date:

Wednesday November 10, 5:30 pm, probably online