

(Draft)
Minutes of the Board of Directors Meeting
Walton Village Homeowners Association
February 27, 2012

I. Call to Order

A. The meeting was called to order by Andrew Henry, President of the Association, at 6:15 p.m. at the office of Axis West Realty, Inc. 1585 Mid-Valley Drive in Steamboat Springs, Co

B. Roll Call

Nikola Skoda	Rho 16, Beta 5
Debbie Metscher	Delta 12
Andrew Henry	Epsilon 8
Shane Dittlinger	Beta 16
Stacy Huffman	Gamma 6
Winnie DelliQuadri	Omicron 14
Wendy Gray	Omicron 2 (Conference Call)
Gareth Rees	Omega 8 (Conference Call)
Sam Delsordo	Rho 2
Urte DelliQuadri	Bookkeeper
Evlyn R. Berge	Manager

II. Review Last Board Meeting Minutes-

A. Draft Minutes from 5/22/10, 4/21/11, 5/21/11, 7/13/11, & 9/21/11 were previously e-mailed to Board Members and at this meeting hard copies were disbursed. Due to the amount of content of the Minutes it was decided the Board would review on their own time with the intent of the Draft Minutes to be accepted at a future meeting.

B. A motion was made by Deb Metscher and seconded by Andrew Henry for Evlyn Berge to transcribe the Minutes of Board Meetings and email the Draft copy to Board Members, ideally within a thirty day time frame.

III. Financials

A. Budget Update- the budget year to date is operating under budget approximate 53,000.00

B. Aging/Receivables were down. A February 27, 2012 Summary Sheet was disbursed and reviewed. Delinquent policies are being enforced and adhered to with courtesy first calls, followed by written first and final warnings prior to being turned over to legal counsel.

C. Bad Debts written off to date were \$ 2,259.00

IV. Maintenance

- A. Omicron Crawl Space- was completed and cost \$ 16,500.00 (a savings of \$1,500.00)
 - 1. Four extra floor vents were installed
 - 2. Four extra drain lines were also installed
- B. Alpha Crawl Space Mitigation & Engineer Report has been started. Estimate for Alpha mitigation \$ 20,000.00 because more work is required due to it's structure. The Engineer initial impression is possible structural improvement work will need to be completed and will be explained on the written report after more research is completed.
- C. Last Falls Painting was completed and cost \$ 37,601.00
- D. Tree trimming cost \$ 3,000.00

V. New Business

- A. Alpha Flood Update/ Insurance Claim was discussed as under investigation for cause of water heater failure.
- B. Evlyn Berge suggested creating a "New Owner Welcome Information Package" for new Owner's convenience.
- C. The idea of a future program for fine for "false fire alarms" was briefly presented by Evlyn Berge and to be discussed further at the Annual HOA Meeting.
- D. The topic of Preventative and Enforced Water Heater monitoring or Change outs were presented. Gareth Rees shared how he improved his water heater by draining down to the crawl space to prevent damage to surrounding units. Mr. Rees will research and share this information for other Owners potential use. The discussion of Owners being held liable for their water heater damages without negligence to be discussed further with legal enforcement issues.
- E. An over occupancy issue for Omega 14 was decided to be followed up with written correspondence from Andrew Henry.
- F. Comcast Contract and yearly rate increase was reviewed. The contract is in place until 2019 with yearly increases.
- G. Tentative Date for the Annual WVHOA Meeting was set for Saturday, May 19, 2012 at 9:30 a.m. at Rex's Conference Room at the Holiday Inn

VI. Adjournment

7:45 p.m.