

Minutes of the Board of Directors Meeting  
Walton Village Homeowners Association  
April 10, 2012

**I. Call to Order**

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

**Roll Call**

|                          |                           |
|--------------------------|---------------------------|
| Nikola Skoda             | Rho 16, Beta 5            |
| Debbie Metscher          | Delta 12                  |
| Andrew Henry             | Epsilon 8                 |
| Shane Dittlinger         | Beta 16                   |
| Tiffani Pulford (Miller) | Rho 5                     |
| Tony Berge               | Guest                     |
| Gareth Rees              | Omega 8 (Conference Call) |
| Urte DelliQuadri         | Bookkeeper                |
| Evlyn R. Berge           | Manager                   |

**II. Maintenance**

- A. Tony Berge gave an update on progress in crawlspaces
- B. Omicron
  1. The entryways in Omicron will be completed in phases requiring two weeks to complete barring any unexpected issues  
Phase I will comprise of holes under the decks for footers
  2. Phase II the upper part (entrances) is projected to take a full day on each side with pump truck for cement
  3. Phase III the concrete walkways, steps will be completed a day later two days in a row. Access will be restricted for a couple of days.
  4. The mitigation in the crawlspace has improved from original humidity at 80% now 30% humidity.
- C. Alpha
  1. Several hours were spent with the engineer. Engineer requests all insulation to be removed for better reporting regarding damage at exterior around the rim joist. To mitigate completely the two bottom pieces of the siding would need to be removed & replaced. Not an immediately critical situation because first it's necessary to learn how dry the crawl space can get to have a realistic picture of what is being dealt with; Tony Berge recommends that at least the paper faced insulation be removed.
- D. Omega
  1. Mitigation has started. The east end is drier than the west

- 2. The project will take three more weeks.
- E. Asphalt – EB to obtain bid from Connell Resources on 4/12
- F. Tennis Courts – EB meeting w/two Co. from Denver for bids
- G. Landscaping was briefly discussed. Andrew made a motion to renew last years’ contractor, Deb Metscher seconded & it passed unanimously.
- H. Water heaters preventative possible protocols discussed.
  - 1. Andrew Henry reviewed Insurance Co. recommendations.
  - 2. Gareth Rees shared his method of preventative efforts
  - 3. Consensus is the Association needs to affect a mandatory policy and if Owners opt out then it gives the Association a stronger position for proving negligence.
- I. Andrew requests for Management to devise a spreadsheet for maintenance projects with a five year projection
- J. Audits will be preformed for all crawlspace entrance access, vents, concrete walkways & steps, sump pumps, decks.

### **III. Financials**

- A. Budget Update- the budget year to date is operating under budget still approximate 53,000.00
- B. Aging/Receivables were down. Roth will have a bad debt write off as well as McCullough in this fiscal year. Amount both TBD
- C. Financials disbursed were thru February 29, 2012
- D. The Proposed Budget for 2012-2013 was reviewed and with a few minor changes it was suggested to use a similar budget as last year with the ordinary yearly increases for utilities & Comcast (contract until 2019)

### **IV. New Business**

- A. Tiffany Miller stated frustration with noise complaint process. Deb Metscher and Andrew Henry explained the process. Tiffany will state in her lease for noise complaints for her tenants to call police & notify management office.
- B. Alpha Flood Update/ Insurance Claim was the Association has to pay the \$ 5,000 deductible because the Owner was found without negligence.
- C. Evlyn Berge suggested creating a “New Owner Welcome Information Package” for new Owner’s convenience.
- D. The idea of a future program for fines for “false fire alarms” was briefly presented by Evlyn Berge and to be discussed further at the annual HOA meeting.

### **VI. Adjournment – 7:45 p.m.**

Next Meeting to be determined to be held first or second week of May