

Minutes of the Board of Directors Meeting  
Walton Village Homeowners Association  
September 20, 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**

Andrew Henry	Epsilon 8	Riggio's	Alpha 6
Debbie Metscher	Delta 12	Al Reiner	Omicron 1
Stacy Huffman	Gamma 6	Stuart Orzach	Omega 1
Shane Dittlinger	Beta 16	Alan Milasuis	Sigma 4
Urte DelliQuadri	Bookkeeper		
Evlyn R. Berge	Manager		

**II. Review Board Meeting Minutes 5/7/12**

- A. The minutes were tabled as Stacy Huffman requested an elaboration.
- B. There was a discussion regarding extent of information on minutes.
- C. There is a backup recording of minutes if anyone ever needs detailed information or if a review is required.
- D. A motion was made by Andrew Henry for minutes to be drafted within three weeks of a meeting. The motion was seconded by Stacy Huffman and passed. Evlyn will make every effort to meet this requirement.

**III. New Business**

- A. Election of Officers
  - 1. Andrew motioned that current Board members remain in the same positions with Stacy Huffman becoming treasurer
  - 2. Debbie Metscher seconded and the motion passed unanimously.
- B. New Signage/Parking Entrances/Long Term Parking/Cats/Carports/Police Reports
  - 1. New no parking "tow zone" signs to be erected at major walkway entrances. Stuart Orzach stated for the record he is against any new "tow" signs. The project is low impact and at a minimal cost and is being instated for safety/emergency access to walkway entrances
  - 2. Long Term Parking Permits requested to be renewed once a year
  - 3. Cats were discussed and final outcome was suggestion to call animal control if out roaming the property
  - 4. Carport idea to be on Agenda at the 2013 Annual WVHOA Meeting
  - 5. There was a brief discussion regarding a suggestion that leases state that "police incidents" can be cause for eviction by individual Owners and their discretion

6. Walton Village Website is up and running with all pertinent documents at this time
7. Western Security Upgrades were briefly discussed and bids from other vendors is requested for future budgeting & capital improvement expenditure

C. Other

1. Al Reiner had a major complaint about trash at the property level and was angry and upset. Accused and believed no one was ever picking up trash and demanded to know who is in charge of that task. Al questioned if it was the same vendor as the landscaping because unhappy about the landscapers performance because of mowing dirt, rocks, cutting down flowers believing the flowers are weeds. There were many insults to Landscape Company and venting of anger by Al Reiner. There was lengthy discussion and explanation resulting in clarification that everything Al mentioned was not true. Al learned the Management Co: Axis West is in charge of the trash pickup service and that it would be improved immediately the next day with a “big” trash pickup day and verification of a new and improved routine service. At the end all involved persons were amicable and the issue considered being resolved.
2. Stuart Orzach inquired about a claims loss report from Alpha hot water heater flood. He inquired w/Bob Strong and the Board mentioned upper units can have a pvc drain to crawl Space (similar to Gareth Grees previous hand out at Annual HOA Meeting) and recommends it to all upper units. At the very least a drip pan under all water heaters is recommended

**IV. Maintenance**

- A. Omicron Cement Entrances were discussed because of staining at both Westside corner areas. Tony Berge guarantees stain removal of spotted over spraying of sealant and is working on solving the issue.
- B. Gamma Light Post Repair was discussed and decided to not repair at an estimated cost of \$ 2,000.00 as the Board believes it is not a safety concern because there is other lighting. Also Stacy Huffman offered to keep an eye on the situation and advise if the direction of the Board should change on this topic.
- C. Roof repair bids to continue and roofs be repaired prior to winter season with Tony Berge being hired to be a resource for vendors and direction in bids solicitation

- D. Dumpsters will be replaces or repaired with improved signage also in Spanish to assist with recycling and bear control by switching to a bar handle. The bar must be reclosed to deter bears.

- E. Patio Furniture will need to be purchased for next season. It was recommended Christy Sports be contacted and to proceed shopping for quality commercial furniture at a discounted price.

**V. Financials**

- A. Budget Update- Urte reviewed the budget and it is in excellent standing
- B. Aging/Receivables report given with a hand out and carefully being monitored.
- C. Insurance rates increased \$ 500.00 per month due to a claim last year and Bob Strong Agency informing Evlyn upon inquiry that rates raised all across the board in the industry. However when Evlyn inquired with State Farm the increase across the industry was not in fact reliable information. The Board per Andrew and Nicole will shop rates

**VI. Adjournment – 8:20 p.m. / Next Meeting Scheduled for November 7, 2012**