

Walden Lake Fairway Villas

Property Owners Association, Inc.

Board of Directors Meeting

March 19, 2025

Pursuant to duly given notice, the Board of Directors Meeting of the Walden Lake Fairway Villas Property Owners Association, Inc was called to order by Bill Alexander, President, at Lori Brady's 204 Valencia Ct., on March 19, 2025 at 2:12 pm.

Board members present: Lori Brady, Bill Alexander, Mike Fletcher, Jim Beekman and Karen Strickland. Also present was Property Manager, Ronny Dunner. A quorum was declared.

The meeting was called to order and Bill welcomed and thanked everyone for attending the meeting.

The minutes from the February 7, 2025, meeting was approved as presented. Lori made a motion to accept with a second from Mike.

Manager's Report:

*Ronny shared the financials and aging report. There were no concerns regarding the report.

*Former Board member was contacted regarding the roof of her unit. She is waiting for the vendor to provide the details for the Board to review.

*Ronny received a notice that the toilet was stopped up in the pool bathroom. Bill mentioned he talked to Lebel foreman to let him know if he is unable to correct the issue to let him know.

*Any violations will be mailed to Bill.

President's Report:

Bill introduced Jim Beekman who has been asked to join the board. There was a unanimous vote for Jim to join the Board of Directors.

Bill suggested to remove this sentence from the By-laws: "No one will be elected to the BOD without being on the Board for one year." Ronny said VP could be "acting" President during this time.

Mike: There is some validity to By-Laws. But we would want the membership involved.

Bill: By laws say we (BOD) can make changes at any time without membership.

Ronny: In the declarations? Or By-laws? Declarations involve membership; By-laws involve only the BOD.

Mike: We could work out the wording to protect the community.

Item tabled for now.

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Committee Reports:

ARC: 1) 101 Capri So: roof completed with Mike's approval, seconded by Lori

Welcome: 1) 101 Dorado Ct – no one is living there yet. 2) 104 Capri – Lori will go when the new neighbors arrive

Violations: None currently. Valencia had received several violations for roof cleaning. Mike asked if having "blue roofs" were violations? Discussion on providing roof part numbers to residents to make roofs uniform.

Discussion on the Norfolk pines. Agreed that if owner wants to completely remove the tree on their property at their request and expense, they should complete an ARC

Set Date & Location of next meeting:

Tuesday, 4/22/25 @ 2:00. Location – 204 Valencia Ct N.

Adjournment: There being no further business, the meeting was adjourned at 3:02 pm. Lori made a motion to approve; seconded by Karen

Respectfully submitted:

Karen Strickland, Secretary