



Walden Estates

1108 Hampstead Avenue
Fairbanks Alaska 99701
Phone: 907-459-6060 / Fax: 907-459-6067

Minutes

Type of Meeting: Regular Session Board Meeting

Presiding Officer: Carol Slater, President

Location: Walden Estates Community Center

Date: August 9, 2016 at 6:00 pm

Invitees: All Board Members, HOA Members, Accountant, and Property Manager

1. Call to order - 6:00
2. Roll call - Board members: Dave Burglin, Dave Slater, Carol Archuleta, Carol Slater; Property Manager: Ryan Kim; Accountant, Meredith Connor; Homeowners: David Schienle - Unit 35, Ed Seddon - Unit 89, Hunters - Unit 150. Company owner: Rocky Peavy. Visitors: Karen and Jim Troshen.
3. Approval of agenda - Motion to approve as written by Mr Burglin, seconded by Ms Archuleta. No discussion. Motion carried.
4. Approval of minutes from 7/12/2016 meeting - Motion to approve as written by Ms Archuleta, seconded by Mr Burglin. No discussion. Motion carried.
5. Public comment -
 - a. Rocky Peavy presented to the board the status of our boilers.
 - i. He suggested we have Alaska Aerofuel run a report on degree day calculation in order to see our fuel consumption and determine fuel gallons being saved.
 - ii. He has a report on his desk as to which boilers are worse than others. He will forward that to Mr Kim.
 - iii. He noted that he could give us a discount of \$250.00 for purchase of 5 or more boilers. The lead time to get a boiler is the next day with the installation date determined by their availability.
 - vi. He noted that the upfront cost of the boilers is less consequential than the fuel savings to Walden's.
 - v. A question about the Tecmar units was answered that they result in a savings of about 15%. New boilers have this regulator built into them.
 - vi. If we give him a representative fuel bill for a unit that has a new boiler installed last fall, Rocky can do some calculations as to how much fuel we're saving.
 - b. Mr Schienle - Thank you for taking into account his letter concerning the playgrounds.
 - c. Ms Hunter - Liked the front entrance door color change on Unit 31. Color samples will be in the office. Garage doors will remain white.
 - d. Mr Seddon expressed interest in security. He has good qualifications. We will discuss this later in the meeting.
 - e. The Troshens are interested in purchasing in Walden Estates and are here to gather information.



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6. Announcements/Reports relevant to this meeting -

a. Accountant's Report

- i. Roofs should be paid for out of Reserves. Ms Connor will change this.
- ii. Boiler cost is paid from what account? Ms Connor is trying to determine if they're an asset. After discussion it was determined that the new ones are assets, but the old boilers are too old. Ms Connor will start a list of new boilers with ages.
- iii. Is there a way to determine the amount for water that's in arrears? Ms Connor will see if she can figure out a way for quickbooks to make that calculation.
- ii. Taxes - Still cleaning up errors before getting them done.

b. Management Report -

- i. Tenant Watch - Mr Kim was impressed with what they had to offer. Mr Burglin suggested we invite a Tenant Watch representative to a Board meeting. Mr Kim will do that.
- ii. Website - Check and contract have been sent. Mr Webber has begun work.
- iii. Playground - Gail Murray will assess our playgrounds and give recommendations.
- iv. Spigot Checks - Will begin soon. Ryan will be involved in contacting Unit owners.
- v. Path Lights - Need to be repaired (replaced with energy efficient bulbs) now that the power source has been found. The lights on the back of buildings should be disabled. Mr Kim will work on this.
- vi. Roof Repairs - Both are in progress. The contractor will assess other roofs as well.
- vii. Boiler Replacement - Installation in progress.
- viii. Credit Card Payments - Mr Kim has ordered a "Square" to use to take credit card payments with the fee being paid by Unit owner.
- ix. Abandoned vehicles in storage yards. Mr Kim will check into how to deal with this.
- x. Bruce Radway from Midnight Sun Painting will begin needed repair work.
- xi. Chimney caps - Repair will begin next week. Mr Kim will check with Rocky's to see if chimney cleaning is a good idea.
- x. Homeless camp - Attempts are being made to get it dismantled. Mr Kim will write a letter to the mayor about it. Mr Slater will contact Jerry Cleworth. Mr Hunter reported that the police have been making rounds of Walden's. Mr Kim will let homeowners know the location of the camp.
- xi. GVEA Third Party - Mr Kim will begin getting this complete.

c. Treasurer's Report - Ms Archuleta stressed the importance of completing an audit very soon. She will let Ms Connor know about this concern.

d. Landscaping - Tree Removal/Replacement - Removal has begun. Mr and Ms Slater will plant and water.

7. Open Issues -

- a. Brown Unit Moisture Problem - Completed but waiting on one window.
- b. Fuel Oil Contract - Ms Slater will sign it.

8. Public Comment - Mr and Ms Troshen had questions. The issue of the number of renters was raised. Ms Slater and Mr Kim will meet on this. Mr Kim will ask Angie Tallant if she has knowledge about how to regulate the number of rentals.



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9. New business -
 - a. Security - The attempts to start a neighborhood watch program 3 years ago failed. Mr Seddon, Mr Hunter and Mr Kim will meet to make plans for this. Use the website to disseminate information. Signs concerning security should be more prominent. Mr Seddon suggested a Facebook page dedicated to security. He will set this up. He stated that individual involvement is what it takes for programs to be effective and social media is necessary. Communication is key.
10. Review individual action items - Mr Kim, Ms Connor, Ms Slater, Ms Archuleta, Mr Slater
11. Decide next meeting details - 9/13/16
12. Adjournment - 7:49