

Annual Board Meeting Minutes
Wallingford Court Condominium Association

Order: 6NWNXP4KW
Address: 4530 Meridian Ave N Apt S02
Order Date: 03-20-2026
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DATE: MONDAY, March 18, 2024		6:30 PM – 7:30 PM		ZOOM	
WCC Association Meeting			Topic: 2024 Annual Meeting		
BOARDMEMBERS			ASSOCIATION MEMBERS		ASSOCIATION MEMBERS-PROXY
John Garrity (S7), <i>President/Treasurer</i>	X	Gustav Fretheim (N7)	X	Philipa Myler (N1)	
Doug Kilgore (S5), <i>Vice President</i>	X	Jessica Campbell (N4)	X	Randal Fu (N6)	
Aaryn Shadlow (N2), <i>Director</i>	X	Benjamin Crabil (S6)	X	Aeri Kim / Jinil Jang (N8)	
Theresa Callahan (S4), <i>Director</i>	X	Janaki Nagarajan (S8)	X	Aleena Burggrabe (S1)	
April Breon (N10), <i>Secretary</i>	X			Christian Quayle (S9)	
				Craig Slotte (S10)	
PROPERTY MANAGEMENT					
Stephanie Steiner	X				

MINUTES

- I. John Garrity called the meeting to order at 6:30 pm.
- II. Roll Call – 70.89% of owners present (including proxies)
- III. Approval of 2023 Annual Meeting Minutes: Approved
- IV. Stephanie Steiner went through Proof of Notice
- V. Reports of Officers & Committees
 - a. Treasurer’s report: December 31, 2023 Financial Report
 Operating Cash: \$33,737.97
 Reserve Account: \$168,863.53
 Special Assessment Reserve: \$6,475.78
 A/R: \$2,222.87
 A/P: \$4,293.87
 - b. Officers Reports: Theresa Callahan gave overview of 2023 building maintenance and repairs: Found qualified roof cleaning/inspection/repair company, S6 water leak with completed remediation but repairs still in work, S1 gate issue resolved, laundry room switch replacement, Association Reserve did onsite inspection. TMT reminded Owners that Leak Detection will be on-site March 22 for inspection. Aaryn Shadlow gave overview of 2023 and ongoing safety concerns and issues. Requested that people to be aware, join the text thread, and report situations to the police.
- VI. Election of 3 Board of Directors
 - a. Nominations and introduction of Candidates: Gustav Fretheim, Jessica Campbell, Benjamin Crabil, Aaryn Shadlow
 - b. Elections: Owners requested that votes be taken via Zoom Chat to Stephanie to tally (vs planned verbal voting). Results: Jessica Campbell, Benjamin Crabil, and Aaryn Shadlow were voted onto the Board. Votes were as follows: Gustav Fretheim received 4 votes, Jessica Campbell received 14 votes, Benjamin Crabil received 14 votes, Aaryn Shadlow received 13 votes.
- VII. Unfinished Business: None

VIII. New Business

- a. 2024 IRS Resolution 70-604: **Passed** (unanimously)

IX. Homeowners Forum: None

- X. Adjournment: A motion to adjourn was seconded and carried at about 7:30 PM

These minutes prepared and submitted by April Breon, Secretary. *April Breon*