



## Notice from the Board of Directors

Dear Elk Run Homeowner,

A special meeting of the members of the Elk Run Single Family Owners Association (the "Association") was held on Monday, October 22, 2018 at 6:30 P.M. The primary purpose of the meeting was to discuss the need for an increase in quarterly dues and a special assessment for Common Area irrigation upgrades.

**Quarterly Dues:** Our quarterly dues have not been increased since 2008. The current year forecast and future budgets show cash flow shortfalls due to increased costs. Three options were presented: \$75, \$85, and \$90 per quarter. It was decided to increase the quarterly dues to \$80 commencing first quarter of 2019.

**Special Assessment:** The purpose of the special assessment is to cover the cost of bringing our 40-year-old Common Area water irrigation system into compliance with the Town of Basalt's Backflow Ordinance and the Colorado Cross-Connection Control Rule Policy. This requires replacement of backflow regulators and meters at our six irrigation connections to the Town of Basalt's water distribution system. The cost of this project is estimated to be at least \$12,000. We have received a proposal from our current irrigation contractor and have issued a Request for Proposal (RFP) seeking additional estimates for the work.

Since current cash reserves will not cover the projected expense of this project, a special assessment in the amount of \$160 from each of the 75 homeowners will be required. The owners agreed that a special assessment was needed. The assessment will be billed along with the quarterly dues bill in January which will be due and payable by April 1, 2019. Once work commences in the Spring, we will be better able to determine if an additional assessment is needed to complete the Town of Basalt's requirements. If additional funds are required, the assessment for this would not be scheduled until 2020.

**Board of Directors:** As of January 1, 2019, the new officers of the Board are: Anne Grice, President; Erin Fetter, Vice President; and Carl Hostetter, Secretary/Treasurer. I will continue to serve as a member of the Board.

Should you have any questions regarding the above, please feel free to email us at: [Board@ElkRunSFOA.com](mailto:Board@ElkRunSFOA.com).

A handwritten signature in blue ink, reading "Doreen Dunlop". The signature is fluid and cursive, with a large loop at the beginning and end.

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Doreen Dunlop, President