

ELK RUN

SINGLE FAMILY OWNERS ASSOCIATION

ANNUAL MEETING MINUTES

October 2, 2024 at 5:30
Morgridge Commons In Basalt

1. Call to Order at 5:35
2. Attendance and Confirm Quorum – Wendy confirmed that we did not have a quorum. We had 9 proxies and 6 owners in attendance. Quorum requires 19 present or proxied. Donna acknowledged that we could not take a vote.

In attendance

Donna Grauer
Robert Larson
Mark Murphy
Chistine Rose
Emma Ross
Ashley Satterfield

Proxy

Karen Barch/Alan Stengel
Sheri Vail
Eric Warble
Amanda Gaube
Nick Groos
Carol King
Jeffrey Kobacker
Richard Lofaro
Stephen Lyons

3. Approval of Agenda - NA
4. Approval of [2023 Minutes Annual meeting](#) - NA
5. Special Speaker – Basalt Town Manager – Ryan Mahoney _ introduction by Wendy Jonon

Mahoney spent some time walking the owners present through projects in the town and answering questions. One question posed by Mark Murphy related to safety on the intersection of Mtn Court and Elk Run Drive. Mark was concerned that people were not using stop signs. A discussion ensued and one likely resolution was to paint "STOP" on the street.

6. Common Area Maintenance - Wendy Jonon

- a. During 2024, Landscaping and Irrigation contract was bundled with Greenscape.
- b. If we are successful in managing the costs of leaf cleanup landscape costs may not go over budget.
- c. Trees update –All homeowners have completed planting of required trees to date and have been reimbursed up to the lesser of \$300 or the cost of the new tree. 2 were done in 2023 and 2 in 2024.
- d. Backflow test was performed per town code and all 6 Zones were certified in September.

7. Update on Board of Directors and Review of Board Achievements in 2024 – by Donna Grauer

During the past year, the board consisted of only two directors: me and Wendy. The third member, Amanda Gaube, left the board, last year when her 3 year term was up. The Board met formally 3 times this year and had numerous ad hocs meetings to keep things running related to rules and regs and covenant compliance, and we managed the associations finances. We appreciate the feed back this year, particularly on the Rules and REGS. We know the rules can be subject to interpretation and may need to be tweaked from time to time. This was discussed at the August 12 Board Meeting. All minutes are available on the <https://elkrunsfoa.com> web site.

Donna provided an update on the current board terms expiring and the fact that we had

a. Current Board, 3 year Terms

- i. Donna Grauer – Term Expires in 2024
- ii. Wendy Jonon – Term Expires in 2024
- iii. Open position

Election of 3 new board members for 3, 2 and 1 year staggered terms.

Wendy and I have learned a lot during our 3 years on the Board. The relationships formed and problem solving has been the best part of being on the Board. Both of us will still be in the hood for the transition to new Board members.

Without a quorum to elect any board members, Donna said that two homeowners had sent in their names for consideration to be on the board. That was Nathan Miller and Jason Melnick. Those present were asked if they knew or had any concerns about these two homeowners. No concerns were raised so we unanimously agreed to offer them the position. Wendy noted that Eric Warble was interested in working on the Common Area Maintenance committee in support of the Board.

8. [Treasurer's Report & Annual Budget 2025](#) The Board of Directors approved the annual 2025 budget at the September 30 2024 board meeting. There will be no change in the assessment to Homeowners.

9. Community Input/New Business

- a. Mark Murphy wanted to understand the board's process in coming up with the rules and regs. He expressed concern about the wood pile rule and short term leasing. Donna noted that we did have a review by a few homeowners, and that many of the rules came from prior drafts of prior boards that were not formalized. He express interest in forming a committee too review the Rules and Regs and get more community involvement. Wendy indicated she would be interested in being on the committee.

10. Adjournment at 6:30