

**Elk Run Single Family Owners Association
Special Meeting Minutes
October 22, 2018 6:30 PM
Basalt Town Hall**

Doreen Dunlop presided.

Ellen Knous – Accountant for the Association was present for questions.

Carol King sent her proxy with Doreen Dunlop.

13 Homeowners attended.

A spreadsheet with the budget from 2016 – 2019 was made available.

The Association: Comprised of 75 homes and 5 Common Areas

Board of Directors:

- Current Board: Doreen Dunlop, Carol King and Michael Coyle.
- Michael Coyle may be resigning his position.
- Doreen Dunlop has been serving as President of the Association since 2008 and would like to step down and be available as an advisor.

Duties of the Board:

- Sign checks, prepared by Ellen, for payment of general expenses.
- Oversee common area maintenance (lawn, irrigation & leaf removal).
- Enforcement of the Association's restrictions. Usually just a conversation to promote good relations and cooperation between neighbors. Some infractions include: recreational vehicle parking and encroachment onto open space.

Dues:

The Association accountant, Ellen Knous, CPA. Ellen is responsible for the billing and accounting of quarterly dues. She also maintains records of expenses and prepares taxes for the Association.

- Our quarterly dues (\$60.00) have not been increased since 2008 (10 years) and do not cover expenses.
- The Association's largest expenses; liability insurance, bookkeeping/taxes and maintenance of the common areas. These expenses will only continue to increase. The Town of Basalt provides snowplowing and street cleaning. The Town also allocates 1,600,000 gallons of water per year for common area irrigation at no charge.
- Three dues increase options were presented: \$75/quarter, \$85/quarter or \$90/quarter. The majority felt that \$75 was cutting it too close and \$85 was too much. A motion was made for an increase to \$80 per quarter for 2019. The motion was carried by majority vote of those present.

Special Assessment:

- The Town of Basalt has required that we update our 40-year-old irrigation system by installing new backflow preventers and meters.
- A special assessment of \$160 per home is required to pay for these improvements that have been estimated by our irrigation contractor at \$12,000. A motion was made for approval of the \$160 special assessment. The motion was carried by majority vote of those present.
- The special assessment will be billed in January along with the \$80.00 quarterly dues. The special assessment must be paid by April 1, 2019.

OPEN DISCUSSION OF CONCERNS AND SUGGESTIONS:

Delinquent dues and assessments:

There is a discussion with any homeowner that falls over \$200 in arrears. If their delinquency is not cured, a lien is placed against their property.

Parking Enforcement

- A car cannot be parked in the same place for more than three (3) days or it will be ticketed by the Basalt Police.
- Recreational vehicles are not permitted but leeway is given during the summer months.
- Parking is permitted on both sides of Elk Run Drive.

Snow Removal:

It was suggested that homeowners move their cars to the driveways, so snowplows can adequately plow the side of the streets where cars can park.

Home Design Standards:

We do not currently have an architectural review board although our covenants call for one. The concern is that any new construction not reviewed could result in encroachments on common space or neighboring properties. It was noted that the Town of Basalt requires posted permits for any new construction. The Town is very careful with setbacks from property lines. If someone is building without a posted permit, it should be brought to the attention of the Association which, in turn, should notify Town of Basalt for enforcement. Many owners have already violated the 10-foot setback requirement.

Capital Reserve:

- Some homeowners were interested in having a reserve and others were not.
- Those opposed felt that if the money was there, it would be spent.
- Those for maintaining a reserve felt that if managed properly, future large maintenance expenses may be covered without a special assessment.

Common Area Discussion:

- Some questioned the need for common area maintenance, suggesting that xeriscape landscaping could eliminate the need for irrigation.
- It was noted common area space was required by the Town of Basalt and Eagle County when Elk Run was created. To change this the PUD would need to be revised. Our understanding is that this would not be an easy chore.
- A concern was expressed concerning homeowners using common area to display furniture or appliances for sale. It was suggested that driveways should be used instead.
- It was noted that many of our homeowners do not realize that the space behind mountain court is open space. Someone planted a tree to block entrance to that open space. It's not on anyone's land so it's okay to take the tree down.

New Volunteers to the Board:

Two volunteers stepped up to help Doreen Dunlop; Anne Grice and Erin Fetter. Carl Hostetter is considering serving on the Board. Flynn Stewart-Severy, an architect, said he would consult in this capacity on a limited and exploratory basis.