

ELK RUN

SINGLE FAMILY OWNERS ASSOCIATION

ANNUAL MEETING

MINUTES

September 22nd, 2022 at 5:30 pm
Basalt Library Community Room

AGENDA

1. Call to Order : 5:30pm
2. Attendance and Confirm Quorum
 1. Attendance and Confirm Quorum of 20 exceeds the requirement of 19 Owners
 1. 10 Proxy votes,
 - 1) 527 Park/Satterfield
 - 2) 260 Columbine/Gorton
 - 3) 250 Columbine/Thaden
 - 4) 110 Ptarmigan/Vail
 - 5) 265 Columbine/Fetter
 - 6) 505 Elk Run, Grice
 - 7) 513 Park, Lyons
 - 8) 150 Ptarmigan, Marshall
 - 9) 266 Mtn Ct, Dibbs
 - 10) 225 Columbine, Ferrara
 2. 11 attendees
 - 1) 288 Mountain Court, Grauer
 - 2) 310 Roaring Fork, Warble
 - 3) 508 Park Circle, Gaube
 - 4) 255 Columbine Court, Karen Barch/Alan Stengel
 - 5) 21 Mtn Court, Murphy

- 6) Ptarmigan, Zander Higby
- 7) Columbine Court, Dunlop
- 8) 240 Columbine Court, Whaling
- 9) 173 Mountain Court, Susan Aranella
- 10) 235 Mtn Court, Carol King
- 11) 245 Columbine, Sandy Klensman

3. Approval of Agenda

- a. Motion to approve agenda by Doreen Dunlap
- b. Approved with verbal vote

4. Approval of [Minutes from 2021](#) Annual meeting -

- a. Donna clarified meeting minutes that Doreen is an advisor to the board of directors
- b. Karen approved to move the minutes
- c. Approved with verbal vote

5. Update on Board of Directors and Review of Board Achievements in 2022

Donna reviewed current Board, 3 year Terms

Donna Grauer – Term Expires in 2024

Wendy Jonon – Term Expires in 2024

Amanda Gaube – Term Expires in 2023

Board transition

- New officers:
 - Donna as President
 - Wendy as Vice President
 - Amanda as Secretary
- Bank and vendor relations also transitioned

Board met several times since the last annual meeting. In addition to getting through the learning curve of understanding the HOA covenants, bylaws and responding to homeowner questions, the board did many landscape walkthroughs related to lawn and tree maintenance. Anne Grice agreed to continue to manage the relationships with the common area vendors. Many thanks to Anne for her knowledge of the HOA and her judgment.

6. Common Area Maintenance

- a. Wendy discussed trees update [2022 tree maintenance](#) and [Projected 2023](#) (or 2022 tree maintenance)
 - i. Wendy discussed the projected 2023 tree proposals and projected proposals for the common areas
 1. Questions

- a. When is the proposal to complete? Some before end of year and some in the following spring we have the budget so we will go with the availability with arborist
 - b. If there is a concern with a tree please reach out to the board
 - b. Backflow test was performed per town code and all 6 Zones were certified in September
 - c. Common Space irrigation and upkeep continued and lawn fertilization in 2022 was done in both spring and fall
 - i. Feedback for landscaping to not use blowers after mowing on Ptarmigan

7. [Treasurer's Report](#) & Annual Budget 2023

- a. Donna reviewed budget for 2022 vs 2023
 - i. Doreen brought up having the extra dues to have a reserve for any unforeseen circumstances to not have an assessment
 - ii. Doreen made a motion to approve 2023 annual budget, Alan seconds, no discussion, budget approved via a verbal vote

8. New Business

- a. Community input
 - i. [Bylaws](#) update, compliance with Colorado required policies and Rules and Regs Subcommittee
 - ii. Discussion ensued over legal costs and scope of legal work to align documents with state law and to bring docs into 21st century.
 - 1. Action item:
 - a. Build a survey around resurrecting an architecture review committee and review neighborhood tidiness
 - i. Karen Barch and Susan Aranella volunteered to review survey language
 - b. Question around retaining walls and if town will maintain long term, board to follow up
 - c. Request to notify neighbors if the trees will be removed/updated so that the arborist will have a place to park near the tree removal. Susan Aranella (Mountain Court) noted that the arborist had to carry the tree up the street after removing it.

9. Adjournment

6:41 Doreen motioned to adjourn