

# Elk Run SINGLE FAMILY OWNERS ASSOCIATION

Board of Directors Meeting Minutes:

September 30, 4:30PM

VIRTUAL MEETING

- 1) Approve agenda - APPROVED
- 2) Approve [minutes](#) from August 12, 2024 virtual Board Meeting. – APPROVED.
- 3) [Financial Report as of 9/30/24](#)  
The Financial report includes some estimates for landscaping that may exceed budget but we will try to manage leaf cleanup costs.
- 4) Prep for Annual meeting
  - a) Approved [2025 draft budget](#)
    - o Discussion ensued
    - o thoughts to keep in mind in future budgeting.
    - o No need to increase dues for 2025 but it is worth consideration because we still have cost exposures.
    - o Irrigation and Landscaping labor costs have increased. And bundling Irrigation and landscaping has been an effective decision.
    - o Insurance more than likely is going to up because it tends to especially with more and more natural disasters.
    - o Accountant and backflow inspector labor charges have subtly gone up as well.
    - o We do have an operating reserve to help offset increases.
  - b) The Board reviewed a draft agenda and made some changes
  - c) Board Members...the board discussed what would happen if we had no board members applying. Management company would have to be hired but a board would still be needed to manage the manager and the dues would likely double.
    - i) Eric Warble indicate an interest in being on a committee to manage the Common Area Maintenance.
5. Common Area Maintenance Update from Wendy  
Trees - Required Tree mitigation (TOB) completed with 4 trees planted by 4 different homeowners.  
Greenscape –  
Back Flow inspection was completed in September and reported to TOB>

*Motion to adjourn the meeting by Wendy 5:27p*

Wendy M. Jonon | (970) 406 1322