

Elk Run Townhouse Owners Association
PO Box 30520
Flagstaff, AZ 86003
Ph. 928-779-4202 /FX 928-776-0050

ANNUAL MEETING

Meeting Date: August 24, 2019
Meeting Time: Registration 8:45am – Meeting 9:00am
Location: Continental Country Club Continental Room

Minutes

- I. Call to Order – President: 9:03am
- II. Establish Quorum & Approve Agenda: directors present: Bob Harrington, Helen Hopkins, Richard Goodman, Lynn Spangenberg; Ted Wojtasik/property manager; (Terry Makinster/not present/resigned via email at a prior date as he is no longer a ERTHA homeowner); Lynn/motion to approve agenda; Helen/seconded; all approved; motion passed

Homeowners Present:

Mark Izumi: 2508 WP
Andy Gould: 2458 Earle
Mary Bradbury: 2448 WP
Carol Edmunds: 2416 Earle
Robert Harrington 4002 Goodwin
Gayle Harris: 2378 Earle
Richard Goodman: 2442 Earle
Helen Hopkins: 2298 Earle
Brenda Longshore: 2430 Earle
James Longshore: 2430 Earle
Janet Reckmeyer: 2328 WP
Tom Reckmeyer: 2328 WP
Andrea Schulte: 2368 WP
Elizabeth Taylor: 2382 WP
Lynn Spangenberg: 4011 Goodwin

- III. Approve Minutes – August 11, 2018: Helen/motion to approve minutes; Richard/seconded; all approved; motion passed
 - a. Financial Review – Ted Wojtasik: reviewed income, debts and anticipated budget pending completion of projects, collection of violation fines and with consideration to future expenses; Richard/motion to accept financial report; Bob/seconded; all approved; motion passed
- IV. Committee Chair Reports:
 - a. Bob – Project Overview, Standards, & Compliance
 - b. Helen – Landscape, Retaining Walls, Snow Removal

Elk Run Townhouse Owners Association

PO Box 30520

Flagstaff, AZ 86003

Ph. 928-779-4202 /FX 928-776-0050

- c. Richard – Buildings, Garages, Decks
 - d. Lynn – Communication, Newsletter, DYK, etc.
- V. Introduction of Director Candidates: Lynn Spangenberg/incumbent, Mark Izumi/candidate
- VI. Announcement of Election Results and Introduction of New Board of Directors: new directors/Lynn Spangenberg; Mark Izumi
- VII. Open Forum - Member opportunity to address the Board (5 minute limit)
- concern about lack of weed control in instances of absentee HOs
 - question of whether outside fixture lightbulbs are dark sky compliant
 - snow removal: options for hire for individual snow removal projects
 - would HOs who have individually replaced decks with Trex, Moisture Shield or similar material be subjected to a future special assessment for deck replacement that might be considered and approved
 - garbage dumpsters are often overfull, especially with tree trimmings and landscape maintenance debris
 - consider creation of a periodic volunteer trail crew as needed to address community clean-up
 - compliance concerns as to how and how often
 - front door responsibility: inside and out; re: staining and upkeep
 - hole in pavers/tripping hazard: Helen indicated that it has been placed on a repair list and she will follow-up to make sure the work is completed
 - HOs are reminded that all requests should be directed to the property manager and not board members
 - re-clarification of painting and deck replacement rotation cycle
 - consideration of establishing a FB group for the EARTH community
 - insurance/homeowner responsibility: can it be determined if HOs are compliant with maintaining proper insurance especially in situations where a unit is fully paid for and not required to maintain insurance as required through a financing situation
 - question of parking and how is non-compliant parking is addressed
 - HO is working with a contractor for deck replacement and discussed compliance with color etc.
 - question of how HOs should deal with name changes over time for board approved product colors
 - review of how special assessments are handled
 - how many rentals are present in the community and how is that handled
- VIII. Adjournment: Mark /motion to adjourn; Helen/seconded; all approved; motion passed; 11:03