

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

BOARD OF DIRECTORS MEETING
Meeting Date: *Monday, September 26th, 2022*
Topic: *Board Meeting*
Time: 3:30pm
Meeting Place: *via Zoom Conference*

Join Zoom Meeting
<https://hoamco.zoom.us/j/88912866458?pwd=NUR3UE93aVR3ZzgxWTFKUFBoK3VMdz09>

Meeting ID: 889 1286 6458
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Agenda

- I. Call to Order at 3:37 by Andrea Schulte.
- II. Establish Quorum: Directors present: Rodney Holmes, Paula Gressman, Andrea Schulte, Nora Mandel; property manager: Ted Wojtasik.
- III. Approve Minutes – August 20th, 2022: Paula/motion to approve minutes; Nora/seconded.
- IV. Open Forum - Member opportunity to address the Board: ***Please limit comments to 3 minutes***

Barb Waddell/2310 N. Earle: Expressed concerns related to woodpecker holes; CCR rules related to vehicles; basketball hoop installed on Earle; cinder pile; railroad ties that have deteriorated or been damaged. Ted responded that a compliance officer comes every two weeks and provides information that leads to a notice of violation. Painting starts this week which will include repairs to woodpecker holes. Ted also noted that work on the retaining walls will take place with Northland Landscaping handling the issue at 2378 Earle.

Debbie/2340 N. Earle: Railroad ties are not properly installed with no consideration for drainage.

Liz Taylor/2382 Whispering Pines: Parking on Earle appears erratic. Rules need to be tightened up around use of the unassigned spaces. Response: A notice will be prepared and sent to the homeowners related to the rules/regs around use of parking spaces and appropriate vehicles. Homeowners are encouraged to report issues to Ted.

Jim Rafferty/2462 N. Earle: Experiencing a water pressure issue. He will contact the city and reach out to Ted if necessary for additional action.

Nora Mandel: Requested clarification around changes to the outside of townhomes.

Richard Taylor/2382 Whispering Pines

Mary Bradbury/2448 Whispering Pines

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Dean and Liz Gambino/2314 N. Earle

Larry and Carolyn Hand/2342 Whispering Pines

Amy Young/2400 N. Earle

V. Financial Report – Ted Wojtasik

- a. August 2022 Financials reported including projects yet to be expensed.
- b. Site visit next week for full reserve study. Report anticipated no later than early 2023.
- c. Andrea/motion to accept financials; Rodney/seconded. All approved.

VI. HOAMCO Report: Ted Wojtasik (via management report)

- a. Three homes changed ownership.
- b. No architectural submittals
- c. Several trees removed due to lack of viability.
- d. Fall clean up will proceed later in the season.

VII. New/Old Business

1. Deck Replacement Project – Updates

a. Simply Voting Email Ballot

- i. Vote count is currently at 60% approval. Additional votes needed by deadline of October 15th for initiative to pass.

2. 2022 Community Projects – Updates

- a. Handled during owner discussion.

3. CCC Updates – monthly meeting is 9/27.

VIII. Adjournment - ***The Board of Directors will be meeting in Executive Session pursuant to A.R.S. Section 33-1804 (A) (1-5).*** Andrea/motion to close, Rodney/ second. Adjourn at 4:34 p.m.

IX. Next Meeting: Monday, October 31st, 2022, at 3:30pm via Zoom conference