

**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, July 19<sup>th</sup>, 2021 at 3:30pm

**Topic: Elk Run HOA Zoom Meeting**

**Time: Monday, July 19<sup>th</sup>, 2021 at 3:00pm**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/89726133003?pwd=cUIrajVkUjNiY01pYXRvRmtPOVVGZz09>

Meeting ID: 897 2613 3003

Passcode: 967692

Dial by your location +1 669 900 6833

**Agenda**

- I. Call to Order – President: 3:07 pm
- II. Establish Quorum: Directors Present: Lynn Spangenberg, Andrea Schulte, Helen Hopkins, Rodney Holmes, Paula Gressman; Present/Ted Wojtasik/Property Manager
- III. Approve Minutes – June 28<sup>th</sup>, 2021: motion to approve minutes/Andrea; seconded/Paula; all approved; motion passed
- IV. Open Forum - Member opportunity to address the Board: ***Please limit comments to 3 minutes***  
Michael Huff: 2430 WP new HO attending for general information  
Kim Scott/Brian: 2384 WP: attending for general information; wondered if a vendor who installs AC might be interested in offering a group discount  
Terry Smith/Jane Tynes: 2323 WP: update on noise issue; have been in touch with rental HO, saw an attorney today for guidance as to legal rights, noise has been so bad that they had to stay in a hotel the other night, the police have been by multiple times to assess the noise issue  
Hao Wang 2301 WP: has a portable AC unit/are there regulations regarding window mounted units; Helen indicated that the old school type units that extend outside the window are not allowed; vented AC type units are acceptable  
Liz Taylor: 2382 WP: no specific concerns  
Mary Ann Bradbury: 2448 WP: no specific concerns  
Nora Mandel: 2320 WP: no specific concerns  
Robert Nevarez: 2434 WP: his question regarding AC units has already been addressed; no additional questions
- V. Financial Report – Ted Wojtasik
  - A. June 2021 Financials: reviewed current financials: motion to approve financials/Andrea; seconded/Helen; all approved; motion passed
- VI. HOAMCO Report: Ted Wojtasik (via management report):no current properties sold/a number in escrow; a number of AC ARC requests; review of tree removal activities; Jeff has been busy with many

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community projects; Noah's Ark has been working roof and skylight repairs; Gustavo and his crew will be wrapping up painting projects and repairs very soon

VII. New/Old Business

1. Continental Country Club Bankruptcy: Helen provided an update/no new verified information
2. Painting & Deck Repair / Stain Project – Updates: Helen will be sending out to directors a spreadsheet projecting costs and considerations for special assessment discussion; approximately 41,000 square linear feet of deck that needs to be replaced within the community; will need to raise dues and a special assessment in order to address large scale community projects; need to determine what HOs have already completed deck replacement and what HOs might want to do their own deck replacement in order to adjust the overall cost of deck replacement; costs are going up 3-4% per year; also need to consider road replacement and roof replacement needs; siding may need to be considered down the road; general board/HO conversation regarding deck material etc. with reference to community projects and/or HO replacement
3. Concrete Projects – Updates: cost was more and less work was completed for that cost; additional projects will need to be shifted to next year's budget
4. Gas Line Replacements – Updates: need to look at community infrastructure for gas lines when we consider road work projects; Helen suggested that HO committees possibly be formed to research projects and make recommendations for the board to consider

VIII. Adjournment - ***The Board of Directors will be meeting in Executive Session pursuant to A.R.S. Section 33-1804 (A) (1-5).*** motion to adjourn/Helen; seconded/Rodney; all approved and motion passed

IX. Next Meeting: ***Saturday, August 21<sup>st</sup>, 2021 at 9:0am via Zoom conference – ANNUAL MEETING***