

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: Tuesday, November 16th, 2021
Topic: Elk Run HOA Zoom Meeting
Time: 1:00pm

Join Zoom Meeting

<https://hoamco.zoom.us/j/82267130986?pwd=U3QxbVQ5RHRpRjlrRzRTeDQrMmtYUT09>

Meeting ID: **822 6713 0986**
Passcode: **680247**

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Agenda

- I. Call to Order – President: 1:03 pm
- II. Establish Quorum: directors present/Lynn Spangenberg, Rodney Holmes, Andrea Schulte, Paula Gressman; present/Ted Wojtasik/property manager; director absent/Tom Barberic
- III. Approve Minutes – October 18th, 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:***
 - Larry and Carolyn Hand/2342 WP: happy with pine needles that have been cleaned up but wondering who cleans up the pine needles behind units; Andrea will follow-up; question about bulk trash/Ted will verify when and where via an email blast
 - Erik & Annette Stanley: will be sharing within executive session
 - Richard & Liz Taylor: general attendance but did have a question about the status of a garage door replacement in a nearby unit; Ted updated that delays are related to supply chain issues
 - Sarah Papajohn: 2432 WP: general attendance; some concerns about the potential assessment
 - Karen Eneedy: 2305 WP: general attendance; some concerns about the potential deck assessment
- V. Financial Report – Ted Wojtasik
 - October 2021 Financials: Ted reviewed financials with reference to current balance, budget status in terms of over and under budget expenses, project status and expenditures etc.; motion to approve financial report/Rodney; seconded/Andrea; all approved; motion passed
- VI. HOAMCO Report: Ted Wojtasik (via management report):
 - Lighting: discussion regarding lighting concerns that stem from having to move to Dark Sky compliant status/Ted will connect with the city to determine what type of lighting can replace currently disconnected lighting so that safety concerns can be addressed with DSC lighting; Karen Eneedy/HO has a DSC contact and will connect with Ted to help address the issue

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Woodpecker Hole Repairs: continuing challenges with vendor availability in terms of limited vendors who have the equipment needed to address damage that is on elevated unit sections; staffing challenges and cost concerns are also a factor; Ted is continuing to contact those vendors in an effort to schedule the work

Update on Jeff Kahn and crew fall clean-up status.

3 units sold.

VII. New/Old Business

1. 2022 Budget Review and Approval: Ted gave a broad overview of the 2022 budget followed by HO questions and input to clarify expenses and costs; Andrea had a question as to current deck cost in the budget if the community supports HOs taking over ownership/responsibility for decks and rails; Ted clarified that the ERTHA will remain responsible for support structure maintenance; Larry Hand asked how decks would be inspected/Ted indicated that the HOA would need to do a resolution with reference to scheduling annual inspections and he would then follow up with HOs pending HO versus HOA responsibility; Sarah Papajohn/question of parameters for determining deck/rail status and when/whether/what kind of work is needed/additional question regarding whether a reduction in the deck budget could reduce monthly fees; Ted and Rodney briefly reviewed additional projects that impact the budget/including removal of the GC tree/re-working that area of road; additional roadwork issues etc.:motion to approve the budget/Andrea, seconded/Paula; all approved; motion passed
2. Deck Replacement Project – Updates: general discussion, clarification regarding pros and cons of this option
 - a. Special Assessment Option
 - b. Ownership transferred to homeowners

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/Lynn; seconded/Paula; all approved; motion passed

IX. Next Meeting: ***Monday, February 28th, 2022 at 3:00pm via Zoom conference:***