

**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, June 27<sup>th</sup>, 2022**  
**Topic: Elk Run HOA Zoom Meeting**  
**Time: 3:30pm**

**Join Zoom Meeting**

<https://hoamco.zoom.us/j/84765405275?pwd=wYMUdPySWCvtlrB4wAeSBkLEAYzRR.1>

**Meeting ID: 847 6540 5275**  
**Passcode: 728622**

**Dial -in number: +1 669 900 6833**

## **Agenda**

- I. Call to Order – President: 3: 37 pm
- II. Establish Quorum: directors present: Rodney Holmes, Andrea Schulte, Lynn Spangenberg, Paula Gressman; property manager: Ted Wojtasik
- III. Approve Minutes – May 2<sup>nd</sup>, 2022: motion to approve minutes/Paula; seconded/Andrea, 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: concerned that pine needles have not yet been cleaned up around, between and behind buildings; Ted indicated that Jeff needs to make landscaping projects a priority and Ted will contact at him regarding this concern; dead tree on WP/Ted indicated that it is scheduled to be removed soon

Liz and Richard Taylor/2382 WP: concerned that not all areas that require weed-whacking have been addressed; Ted will follow-up

Barb Waddell/2310 Earle: concerned about the decking replacement process and the status of the support structure; Ted will send someone to look at it and contact Barb regarding findings; asked for confirmation that painting and woodpecker repair is still scheduled for July/Ted indicated yes; concerned with bark that is thinning out and short boundary RR ties that are falling apart

Pisano:

Keith Callahan/2286 Earle: Question of whether CCC could claim our ERTHA reserve money if the votes fail/Ted indicated no and outlined details for his response; Ted and Rodney will follow-up to clarify and confirm

Jack:

Brenda Mueller/2406 WP:

Mary Bradbury/2448 WP:

Timothy Thomas/2498 Earle:

- V. Financial Report – Ted Wojtasik

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- a. May 2022 Financials: Ted reviewed current financial numbers/deficits/credits/current monetary events per budget area; He recommended that we move some of the money in the operating account to: CD account/\$22,490.77 and reserve account/\$80,309.55; Motion to transfer these amounts/Paula; seconded/Lynn; all approved; motion passed; motion to accept financials/Paula; seconded/Andrea; all approved; motion passed
- VI. HOAMCO Report: Ted Wojtasik (via management report): one house sold, 3 ARCs, landscaping; GC tree/paving-July 18<sup>th</sup>/approximately 3 days; GBM painting/end of July; woodpecker holes/GBM will be taking care of them; decks/Simply Voting sending out test email later this week with email blast from Ted as a pre-notification/after July 4<sup>th</sup> the actual voting ballot will go out and Ted will email pre-alert HOs; Ted will be cross-referencing test ballot info and will send paper ballots to those without emails etc.
- VII. New/Old Business
  1. Deck Replacement Project – Updates
    - a. Simply Voting Email Ballot: See HOAMCO report remarks
  2. 2022 Community Projects – Updates
    - a. Goodwin Tree & Planter Removal: See HOAMCO report remarks
  3. CCC Updates: see HO Keith Callahan remarks
- 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 meeting/Paula, seconded Rodney, all approved, motion passed
- IX.*** Next Meeting: ***Monday, July 25<sup>th</sup>, 2022 at 11:00am via Zoom conference***