

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, October 31st, 2022*
Topic: *Board Meeting*
Time: 3:30pm
Meeting Place: *via Zoom Conference*

Join Zoom Meeting

<https://hoamco.zoom.us/j/82125623271?pwd=UmVlaUZuRkZSUG93cU1rVmtYcm9yUT09>

Meeting ID: **821 2562 3271**
Passcode: **915911**

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Agenda

- I. Call to Order at 3:31 by President Rodney Holmes.
- II. Establish Quorum: Directors Present: Rodney Holmes, Paula Gressman, Andrea Schulte, Nora Mandel; property manager: Ted Wojtasik.
- III. Approve Minutes – September 26th, 2022: Andrea motion to approve; Rodney seconded.
- IV. Open Forum - Member opportunity to address the Board: ***Please limit comments to 3 minutes***

No owner comments.

4030 GOODWIN CR	THOMAS and NANCY CHEKNIS
2448 WHISPERING PINES WAY	MARY A BRADBURY
2286 N EARLE DR	KEITH and SUSAN CALLAHAN
2298 N EARLE DR	HELEN HOPKINS
2310 N EARLE DR	BARBARA WADDELL
2301 WHISPERING PINES WAY	HWANG LLC
2462 N EARLE DR	JIM and DONNA RAFTERY
2442 N EARLE DR	RICHARD R. GOODMAN
2324 N EARLE DR	JENNIFER G. and RICHARD H. MCELROY
2288 N EARLE DR	ALBERT A. and SANDRA J. GALLUZZO
2400 N EARLE DR	AMY J. YOUNG
2328 WHISPERING PINES WAY	KRISTY L. LaCROIX

- V. Financial Report – Ted Wojtasik
 - a. September 2022 Financials provided including projects yet to be expensed.
 - i. Paula motion **to approve September financials pending audit**. Andrea seconded. All approved.

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- VI. HOAMCO Report: Ted Wojtasik (via management report)
- a. Two homes changed ownership
 - b. No architectural submittals
 - c. Fall clean-up has started including gutter cleaning.
- VII. New/Old Business
1. Deck Replacement Project – Updates
 - a. Simply Voting Email Ballot
 - i. Vote was extended to November 15th. Additional votes needed for initiative to pass.
 - ii. Ted is sending multiple messages per week to those who have not voted. It was suggested that reminders be sent via certified mail and Ted will follow up.
 - iii. It was agreed that Board members will reach out to anyone who has not voted.
 2. 2022 Community Projects – Updates
 - i. House Painting / Siding Repair Project - Work is progressing and all repairs will be handled with painting.
 - ii. Retaining Walls - Work is progressing and is close to completion.
 3. CCC Updates
 - a. Awaiting final information from CCC.
 4. 2023 Budget Review and Approval
 - a. Andrea/motion to accept the budget with the following corrections: decking back to \$25,000 and a 14% increase in the monthly fee. **Nora seconded.**
- VIII. Adjournment - ***The Board of Directors will be meeting in Executive Session pursuant to A.R.S. Section 33-1804 (A) (1-5).*** Rodney/motion to adjourn, Paula seconded. Adjourn at 4:24.
- IX. Next Meeting: *Monday, February 27th, 2023 at 3:30pm via Zoom conference***