

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 28th, 2021 at 3:30pm

Topic: Elk Run HOA Zoom Meeting

Time: Monday, June 28th, 2021 at 3:30pm

Join Zoom Meeting

<https://us02web.zoom.us/j/85717868329?pwd=0Eo5Tml4U1ZxVmc3Z0xrelozWlhiUT09>

Meeting ID: 857 1786 8329

Passcode: 063144

Dial by your location +1 669 900 6833

Agenda

- I. Call to Order – President: 3:33 pm
- II. Establish Quorum: Directors Present: Lynn Spangenberg, Andrea Schulte, Helen Hopkins, Rodney Holmes; Present/Ted Wojtasik/Property Manager; resigned/Director/ Cameron Harper
- III. Approve Minutes – May 17th, 2021: motion to approve minutes/Andrea; seconded/Rodney; all approved; motion passed
- IV. Open Forum - Member opportunity to address the Board: ***Please limit comments to 3 minutes***

Terry Smith and Jane Tynes: 2323 WP: consistent neighbor noise issue; loud video/electronic noise and barking dog/beyond what would be typical; police called and they said to work through the HOA; attempts at working with the rental neighbors has been futile and resulted in very angry responses; HO has texted renters with no change of renter behavior (Ted has also received complaints from the HOs on the other side of the rental unit/Ted has sent out violation/fine notice and has received very negative responses from the renter and blames the neighbors for harassment and discrimination.) Ted will reach out to the police department and HO regarding this HO complaint.

Peter Winchell: 2315 WP: HO reiterated the same concerns with the aforementioned rental property; all efforts to positively connect with renters have met with venomous feedback; loud noise/dog barking/electronic-video game noise/door-slamming/smell of chemicals-mothballs-in common area; high stress living situation for these HOs

Liz and Richard Taylor: 2382 WP: shingles blown off the roof on recent exceptionally windy days/Ted will call Noah's Ark to address this issue; also request for someone to clean up the area below their property including shingles, beer cans etc./Helen indicated that project is already on the task list for Jeff and his crew; concerns with garage door function at 2390 and 2386 WP/Helen will look into this item

Larry & Carolyn Hand: 2342 WP: red-tagged by the gas company; Ted and Helen are aware of this situation and are following up with tree removal and plumbing/gas repair; location of the tree to be removed is challenging and requires a vendor with the skill to address successful tree removal

Nora Mandel: 2314 N. Earle: no specific concerns at this time

Karen Enyedy 2305 WP (renter/Tracy Walker): no specific concerns at this time

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Paula Gressman: 2332 WP: no specific concerns at this time; expressed interest in the open director position

- V. Financial Report – Ted Wojtasik: reviewed current balances in all accounts including upcoming invoices for current projects (concrete, painting, decks etc.) that are concluding; Rodney reported unit 4034 GC next to his just sold and the inspector indicated that the underneath area of the deck is rotting and the dividing wall has movement/Ted will follow-up with Jeff and Gustavo for review and repair as needed; Helen indicated a similar wall movement issue at her property; discussion of ongoing trash and recycling overflow was discussed/Ted will call the city to reinstate twice weekly pick-up

May 2021 Financials: motion to approve financials/Lynn; seconded/Helen; all approved; motion passed

- VI. HOAMCO Report: Ted Wojtasik (via management report): four units were sold/purchased in the last month; four ARC submittals; Jeff has remained busy with community tasks including deck work, woodpecker hole issues etc.; Helen/2310 Earle has had ongoing issues with woodpecker holes but since mounting a specific kind of cedar birdhouse on the side of the unit last year it seems to have significantly diminished or absented woodpecker hole damage/Ted and Helen will follow-up for feedback from the HO and if the birdhouse solution is considered a success it would be appropriate to order and install identical birdhouses in other trouble areas; Gustavo/current deck repair issues have been more extensive this year; concrete work is wrapping up; Helen asked Ted to have Jeff take a look at a few sidewalk areas that need to be leveled for safety purposes

VII. New/Old Business

1. Continental Country Club Bankruptcy: no new information available
2. Concrete Projects: driveways finished/slightly more expensive than anticipated; Helen recommends deferring small remaining concrete projects for next year
3. Painting & Deck Repair / Stain Project: Helen reviewed numbers for replacing decks with an approximate cost of \$1.3 million dollars; average cost of \$9000 per 130 affected units; numbers are with Trex material not wood; Lynn/expressed concern that some of the stucco/concrete walls need to be painted/Helen also presented that it might be a good idea to refresh wood/RR ties at some time/Helen shared ideas for acquiring HO support for completing those projects; some HOs have indicated to Helen that there are some areas that would benefit from native plantings
4. Board Vacancy: Paula Gressman/HO has expressed an interest in the open director position; motion to approve adding Paula Gressman to fill the open director's position/Lynn; seconded/Rodney; all approved; motion passed

- 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/Andrea; seconded/Rodney; all approved; motion passed; 5:20 pm

- IX. Next Meeting: ***Monday, July 19th, 2021 at 3:30pm via Zoom conference***