

Elk Run Townhouse Owners Association
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BOARD OF DIRECTORS MEETING
Meeting Date: *Monday, October 30th 2023*
Topic: *Board Meeting*
Time: 3:30pm
Meeting Place: *via Zoom Conference*

Meeting Minutes

- I. Call to Order – President
- II. Establish Quorum – ***Quorum established, All board members present, Ted Wojtasik community manager, and Bryan Zdanowski HOAMCO Managerial Staff Supervisor also present. Homeowners present: Helen Hopkins, Tim Thomas, Dayna Schlang, Liz Taylor, Randi Reppin, Kris LaCroix, Barb Waddell, Mary Ann Bradbury, Suzanne Casey, and Jillian Christensen.***
- III. Approve Minutes – **September 25th, 2023** – ***Andrea motioned to approve, Lucas seconded, motion passed unanimously.***
- IV. Financial Report – Ted Wojtasik
 - a. **September 2023 Financials** – ***Ted gave the financial report; Andrea motioned to approve the financials as presented, Lucas seconded, motion passed unanimously.***
- V. HOAMCO Report: Ted Wojtasik (via management report) – ***Ted gave management report including two homes changing hands and one architectural submittal since last meeting. Ted updated membership on current work-orders and their status.***
- VI. New/Old Business
 1. **2024 Draft Budget**
 - b. **Discussion of budget, assessment increase percentage, projects for 2024, approval of 2024 Budget.** – ***tabled until next meeting scheduled for Monday, November 13th. Finance committee currently working on adding reserve expenditure line items. A 14% increase to assessments is also to be included in the 2024 budget.***
- VII. Open Forum - Member opportunity to address the Board: ***Please limit comments to 3 minutes*** – ***Tim Thomas asked about some bad siding at his unit and repair timeframe. Dayna Schlang informed us of a necessary deck repair and asked about snow removal from driveways.***
- VIII. Adjournment - ***The Board of Directors will be meeting in Executive Session pursuant to A.R.S. Section 33-1804 (A) (1-5).*** – ***Meeting adjourned by Rodney Holmes at 4:10pm and moving into executive session.***
- IX. Next Meeting: ***Monday, February 26th, 2024 at 3:30pm via Zoom conference***