

**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, March 27<sup>th</sup>, 2023***  
**Topic: *Board Meeting***  
**Time: 3:30pm**  
**Meeting Place: *via Zoom Conference***

**Join Zoom Meeting**  
<https://hoamco.zoom.us/j/86099625454?pwd=VHJqcXVCV3FEUFd0S3ZDd2RCWWk1UT09>

**Meeting ID: 860 9962 5454**  
**Passcode: 166024**  
**Dial-In Number:**  
**+1 669 900 6833**

## **Open Meeting Minutes**

- I. Call to Order – President – President Rodney Holmes 3:30
- II. Establish Quorum Rodney Holmes, Paula Gressman, Andrea Schulte, Nora Mandel; property manager: Ted Wojtasik
- III. Approve Minutes – **February 27<sup>th</sup>, 2023** Andrea moved to approve; Nora seconded. All approved.
- IV. Financial Report – Ted Wojtasik
  - a. **February 2023 Financials**
    - i. Report presented. Budget deficit due to snow removal.
    - ii. Nora moves to accept, Andrea seconded. All approved.
- V. HOAMCO Report: Ted Wojtasik (via management report)
  - a. Report presented.
    - i. Landscaping and clean up starts April 1<sup>st</sup>.
    - ii. Two companies lined up for perimeter clean up.
      1. Andrea moved to approve having Ted proceed, Paula seconded. Final information will be provided to the board.

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VI. New/Old Business

1. **2023 Community Projects**

a. **House Painting / Siding Repair Project**

- i. List provided to GBM for 24 homes on Earle Drive. Preliminary bid will be requested to avoid significant unexpected increase.
- ii. A retention wall behind Earle drive collapsed due to moisture – this will be repaired when weather permits.

b. **Landscaping**

- i. Covered under HOAMCO report.

2. **CCC Updates**

- i. Rodney provided information on payment plan.

VII. Open Forum - Member opportunity to address the Board: ***Please limit comments to 3 minutes***

No comments.

2448 WHISPERING PINES WAY	MARY A BRADBURY
2344 N EARLE DR	JEFFREY M. and BARBARA J. LEVINE
2328 WHISPERING PINES WAY	KRISTY L. LaCROIX
2314 N EARLE DR	DEAN and ELIZABETH GAMBINO
2301 WHISPERING PINES WAY	HWANG LLC

VIII. Adjournment - ***The Board of Directors will be meeting in Executive Session pursuant to A.R.S. Section 33-1804 (A) (1-5).***

- a. Adjourned at 3:49. Andrea moved to adjourn and Rodney seconded.

***IX. Next Meeting: Monday, April 24<sup>th</sup>, 2023 at 3:30pm via Zoom conference***