

**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, April 24<sup>th</sup>, 2023**  
**Topic: Board Meeting**  
**Time: 3:30pm**  
**Meeting Place: via Zoom Conference**

**Join Zoom Meeting**

<https://hoamco.zoom.us/j/81837894442?pwd=WVhLTUVVGZU9uTU1NcXR0bVIvWlIGQT09>

**Meeting ID: 818 3789 4442**  
**Passcode: 183770**

**Dial-In Number:**  
**+1 669 900 6833**

## **Open Meeting Minutes**

- I. Call to Order – President Rodney Holmes 3:33
- II. Establish Quorum, Rodney Holmes, Paula Gressman, Andrea Schulte, Nora Mandel; property manager: Ted Wojtasik
- III. Approve Minutes – March 27<sup>th</sup>, 2023. Andrea moved to approve; Nora seconded. All approved.
- IV. Financial Report – Ted Wojtasik
  - a. March 2023 Financials
    - i. Report presented. Cost of snow removal noted as significantly over budget.
    - ii. Andrea moves to accept, Rodney seconded. All approved.
- V. HOAMCO Report: Ted Wojtasik (via management report)
  - a. See below for Landscaping and Pine Needle clean up.
  - b. Retaining wall on Earle will be repaired by Jeff.
  - c. Roof repairs continue.
  - d. GBM will start earlier this year. They have been on site since April 14<sup>th</sup> to finish work from last year.

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VI. New/Old Business

1. 2023 Community Projects
  - a. House Painting / Siding / Decking Repair Project
    - i. Cycle is beginning for 2378-2454 Earle Drive. Jeff Kahn will be addressing issues not handled by GBM.
  - b. Landscaping – Jeff and his team have started normal spring cleanup. Ted is looking into tree trimming for trees that are too close to decks as well as other trees that require trimming.
  - c. Pine Needle Clean-up – Ted is getting bids to take care of the perimeter clean up.
2. CCC Updates – no update.

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

Note: Rodney requested that Ted contact the city and have the additional trash and recycling pick-ups start May 15<sup>th</sup>.

2310 N EARLE DR                      BARBARA WADDELL

Concern was expressed about the driveways not all being shoveled for homeowners who are not in Flagstaff year-round. It was noted that the homeowner can reach out to Ted, and he will have Jeff shovel when requested.

2498 N EARLE DR                      TIMOTHY M. THOMAS

Concerns were expressed about the quality of the work by GBM following up on prior emails.

2286 N EARLE DR                      KEITH and SUSAN CALLAHAN

Question was raised about the future handling of the decks. Ted is looking for contractors to handle the deck work and we will need to have a cycle, similar to the painting project, to repair and or/replace decks.

2466 WHISPERING PINES WAY      MIKE and KAREN BARRON

Concerns were expressed about the landscaping related to the erosion on the hillside. These homeowners would like to improve the area behind their homes with terracing. It was noted that they should present a plan and the board will review.

2342 WHISPERING PINES WAY      LARRY D. and CAROLYN D. HAND

Noted that the pine needle cleanup needs to ensure the area thirty feet away from the buildings is cleared to avoid a fire hazard.

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2360 WHISPERING PINES WAY	MAUREEN PISANO
2382 WHISPERING PINES WAY	RICHARD A TAYLOR
2502 N EARLE DR	JAMES and SUZANNE CASEY
2328 WHISPERING PINES WAY	KRISTY L. LaCROIX
2350 WHISPERING PINES WAY	PHILLIP and JANICE BLAKESLY
2406 WHISPERING PINES WAY	RICHARD and BRENDA MUELLER
2466 N EARLE DR	MICHAEL J. HUTCHINSON and SUZANNE M. JOHNSON
2288 N EARLE DR	ALBERT A. and SANDRA J. GALLUZZO

- 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 4:25 Rodney moved to adjourn, and Paula seconded.
- IX.** Next Meeting: ***Monday, June 26<sup>th</sup>, 2023, at 3:30pm via Zoom conference***