

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 26th, 2023
Topic: Board Meeting
Time: 3:30pm
Meeting Place: via Zoom Conference

Join Zoom Meeting

<https://hoamco.zoom.us/j/81978364279?pwd=MnpKN29oUDRXbDhlbi9wMC9yT281Zz09>

Meeting ID: 819 7836 4279
Passcode: 278080

Dial-In Number:
+1 669 900 6833

Open Meeting Minutes

- I. Call to Order – President Rodney Holmes 3:31
- II. Establish Quorum, Rodney Holmes, Paula Gressman, Andrea Schulte, Nora Mandel; property manager: Ted Wojtasik
- III. Approve Minutes – April 24th, 2023; **Andrea** moved to approve; Nora seconded. All approved.
- IV. Financial Report – Ted Wojtasik
 - a. **May 2023 Financials**
 - i. **Report Presented**
 1. Multiple questions were raised by homeowners related to interest rates. Ted provided information as to the limits on which banks an HOA can utilize. In addition, Ted will provide further information on interest rates on the ICS account as well as an upcoming CD.
 2. Large over budget is due to timing of paint work and other projects. This will correct over time.
 3. Andrea moved to accept the May 2023 Financials as presented and Nora seconded.
- V. HOAMCO Report: Ted Wojtasik (via management report)
 - a. No homes changed ownership.
 - b. Four architectural submittals
 - c. Ongoing issues being addressed with Woodpecker damage.
 - d. Two sections of retaining wall on Earle collapsed and have been repaired.

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VI. New/Old Business

1. 2023 Community Projects

- a. House Painting / Siding / Decking Repair Project
 - i. Painting and repairs progressing for the 2023 phase.
 - ii. Additional issues on Earle will be addressed in this painting cycle.
- b. Landscaping
 - i. Landscaping work proceeding.
- c. A&A Cutting Tree Trim Bid
 - i. Working on bid for required tree trimming.
- d. Pine Needle Clean-up– completed.
 - i. Still need a better fire gap per several owners.

2. CCC Updates - none

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

TIMOTHY THOMAS (2498 N EARLE DR) – most of the items previously discussed concerning his unit were corrected. He will contact Ted to resolve one final item. He suggests the Board consider an inspector to ensure work is done correctly.

DAYNA P. SCHLANG (2348 N EARLE DR). Noted that the retaining walls have come down in the guest parking area on Earle. Also noted the need for improved communication when contractors are on site and any requirements they may have for access.

JAMES and SUZANNE CASEY (2502 N EARLE DR) Noted erosion around the townhomes. Andrea requested pictures be provided.

WILSON and KAREN HUMBERT (2300 N EARLE DR) They have serious deck issues, she will send the request to Ted, and this will be rushed for repairs.

JAMES and JOYCE BOATSMAN (2406 N EARLE DR) Bushes in front of her house need to be trimmed. Rodney noted that this will be handled during the normal landscaping cycle.

2360 WHISPERING PINES WAY
2448 WHISPERING PINES WAY
2462 N EARLE DR
2342 WHISPERING PINES WAY
2298 N EARLE DR
2310 N EARLE DR

MAUREEN PISANO
MARY A BRADBURY
JIM and DONNA RAFTERY
LARRY D. and CAROLYN D. HAND
HELEN HOPKINS
BARBARA WADDELL

4030 GOODWIN CR
2324 WHISPERING PINES WAY
2288 N EARLE DR
2382 WHISPERING PINES WAY

THOMAS and NANCY CHEKNIS
LUIS A. ANDRADE LOTERO and GILDA O. RIOS
ALBERT A. and SANDRA J. GALLUZZO
LIZ TAYLOR

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Move to adjourn. Rodney moved to adjourn; Andrea seconded. Adjourned at 4:22.

**** Note – anything on chats will not be recorded in the minutes. Only verbal discussion will be recorded. ****

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

IX. Next Meeting: ***Monday, July 24th, 2023, at 3:30pm via Zoom conference***