

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, February 28th 2022
Topic: Elk Run HOA Zoom Meeting
Time: 3:30pm

Join Zoom Meeting

<https://hoamco.zoom.us/j/85375639052?pwd=VHVoeVhVOE5GRk5GbTZUUzhCUHNWQT09>

Meeting ID: 853 7563 9052
Passcode: 635208

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Agenda

- I. Call to Order – President; 3.:42pm
- II. Establish Quorum: directors present/Rodney Holmes, Andrea Schulte, Lynn Spangenberg, Paula Gressman; Tom Barberic/not in attendance/resigned; present Ted Wojtasik/property manager
- III. Approve Minutes – November 16th, 2021: motion to approve minute/Paula; motion seconded/Andrea; all approved; motion passed
- IV. Open Forum - Member opportunity to address the Board: ***Please limit comments to 3 minutes***
Larry and Carolyn Hand: 2342 WP; no concerns at this time
Nora Mandel: 2320 WP: no concerns at this time
Hao Wang: 2301 WP: no concerns at this time
Suzanne Casey: 2502 Earle: sent a summary of concerns to Ted prior to the meeting; vehicle trespass issue down on Earle to the golf course and other areas; a HO is responsible for the damage and Ted will be contacting that HO and require them to repair the terrain damage (photo documentation available); Ted will also contact CCC/Continental Country Club/Aspen to discuss ideas for blocking access to/from the golf course
Dayna Schlang: 4384 N. Earle: question about snow removal; Ted/Lynn/Andrea clarification; Ted will contact the road vendor to discuss clear-out efficacy and will talk to Jeff about stair clean-out
Alejandro Andrade: 2324 WP: no concerns at this time
- V. Financial Report – Ted Wojtasik: presented and reviewed his report via Zoom screen; documents are available on the community website; copy or hardcover available upon request
 - a. January 2022 Financials: motion to approve financials/Rodney; seconded/Andrea; all approved; motion passed
- VI. HOAMCO Report: Ted Wojtasik (via management report): two homes sold, no ARC requests; Ted will have the crew clean-up take care of pine needles that are a fire danger; general clean-up was done nicely
- VII. New/Old Business

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1. Deck Replacement Project – Updates; Rodney reviewed deck replacement options, current deck replacement costs and timelines; product cost and availability is going up with regularity; with approval/HOs would take over maintenance and replacement of their individual deck and railings with approved materials
 - a. Special Assessment Option
 - b. Ownership transferred to homeowners; attending HOs would like to know where materials can be purchased as well as potential vendors to complete work
 - c. Simply Voting Email Voting: (\$500); Ted reviewed the email voting process; prior to actual voting the Simply Voting group will send out a test email; other options for voting will be available for HOs who don't want to vote by email including the paper option; HOs will be emailed a document that explains the deck replacement options with an opportunity for HOs to informally indicate option preference

VIII. Adjournment - ***The Board of Directors will be meeting in Executive Session pursuant to A.R.S. Section 33-1804 (A) (1-5).*** Move to adjourn/Rodney; seconded/Lynn; all approved; motion passed

IX. Next Meeting: ***Monday, March 28th, 2022 at 3:30pm via Zoom conference***