

Elk Run Townhouse Owners Association
PO Box 30520
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Ph. 928-779-4202 /FX 928-776-0050

BOARD OF DIRECTORS MEETING
Meeting Date: Monday, May 2nd, 2022
Topic: Elk Run HOA Zoom Meeting
Time: 3:30pm

Join Zoom Meeting

<https://hoamco.zoom.us/j/81743400658?pwd=R0xSWnNvWG4rSHdkMzVrTXFPaFJMdz09>

Meeting ID: 817 4340 0658

Passcode: 246862

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Agenda

- I. Call to Order – President: 3:35 pm
- II. Establish Quorum: directors present/Lynn Spangenberg, Rodney Holmes, Paula Gressman, Andrea Schulte; present/property manager/Ted Wojtasik
- III. Approve Minutes – March 28th, 2022: motion to approve minutes/Paula; motion seconded/Andrea; all approved; motion passed
- IV. Open Forum - Member opportunity to address the Board: ***Please limit comments to 3 minutes***
Mary Ann Bradbury: 2448 WP; no concerns at this time
Daina Mann: 2404 N. Earle; HO with renters: wanted an update on the deck transition proposition
Barb Waddell: status of woodpecker hole repair of existing and new hole; started deck replacement/floor done and railing materials ordered and she was wondering if the code for the railing has changed (Jeff is doing the work and is aware of the codes that need to be addressed with railing work.); question of who is responsible for joist materials and work; concern about HOA/golf course boundaries and maintenance/clarification requested (Ted reviewed and did indicate that if the HOA needs to clean up any of these areas the cost would run approximately \$8,000-10,000.)
Helen Hopkins: (with nephew Wes Parker input); 2298 N. Earle: re: potential transition of decks to HOAs/expressed concerns with who might do deck replacement work and meeting codes; Wes is working on his contractor credential and offered his observations on code and worker requirements; Helen shared concerns with leaking of the parapet which may be the cause of internal and attic leaking and not roof issues/recommends that someone come out and look at it for needed repairs/may be an issue with other properties; Ted summarized and detailed current deck transition request; Rodney/a contractor should look at the deck work completed by Jeff to date with corrections as needed and determine if Jeff is legally allowed to complete deck work per state law; Ted/will have the city code office look at those properties; Helen said that all wood materials should be pressure treated
Liz Taylor: 2382 WP: late meeting arrival
Nora Mandel: 2320 WP: late meeting arrival; asked about gutter clean-up (Ted said that there is a spring and fall clean-up/Nora indicated that Jeff has said that her gutters are too high for him to do and would require someone who can do that high work) (Andrea will check out those areas and follow-up as needed).

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- V. Financial Report – Ted Wojtasik; details are available within the agenda packet; Ted reviewed current budget numbers

March 2022 Financials: motion to approve financials/Andrea; motion seconded/Paula; all approved; motion passed

- VI. HOAMCO Report: Ted Wojtasik (via management report): no homes sold; two in escrow;
VII. New/Old Business

1. Deck Replacement Project – Updates

- a. Simply Voting Email Ballot: ready for voting process and just waiting on board approval to move forward; once a final letter of explanation is ready it will be sent out via email (paper to those without email), following mailing of the letter HOs will be sent a legal wording of the recommended change to the CC&R and then there will be a simple yes/no ballot; overall options: HOs approve transition of deck/railing responsibility to HOs from HOA or a special assessment is put forward for consideration to address deck/railing replacement or a full allowed increase of monthly dues will be implemented

2. Community Charitable Donations: Andrea wondered if our community could consider some kind of community outreach project; ex.donating towels to the local animal shelter/humane society; Andrea has a list of items that organization would be in need of; Liz Taylor indicated that the shelter is doing a drive this week; Liz will check with a HO to see if she would be willing to assist with this as a community project

3. 2022 Community Projects – Updates: GBM scope/last grouping of homes on GC, Earle Dr. and homes not previously fully painted/they may be able to do the coping, capping and walls work to prevent leaking (Multiple Builders may also be a work option); Multiple Builders/has presented a bid to finish remaining driveways that are pavers on GC and to replace road/curbs/driveway skirts/repair/painting of entrance area parking area that still has pavers/with concrete/very expensive; MB will try to get a bid for asphalt (instead of concrete) to be completed by another contractor as that should bring the cost down; the tree cannot be removed as a separate event but instead must be done in tandem with road work

Ted: indicated we will be moving to twice weekly trash pick-up for the summer season and bulk pick-up will be scheduled soon

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

IX. Next Meeting: Monday, May 23rd, 2022 at 3:30pm via Zoom conference