

Villas at Elk Run Homeowner's Association Annual Meeting
Basalt Town Hall
Wednesday, February 01, 2017
6:30 PM

- 1) Call to order at 6:33PM (MD)
- 2) Establish Quorum (AC)
 - a. Owners present (17)
 1. Abigail Cunningham #7202
 2. Sandy Holmes #5201
 3. Zander Higbie #4102
 4. Holly Timms #7103
 5. Danica Weappa #6201
 6. Romeo Baylosis #6201
 7. Roger W Garner #3207
 8. Dale & Charlotte Paas #2206
 9. Danielle Howard #3204
 10. Nathan Aadden #2207
 11. Ben Brennan #2203
 12. Catharine Pieck #6202
 13. Julie Hesse #7203
 14. J Fukon #8208
 15. Ismael Arguila #5206 & #4103
 16. Ben & Lily Christoff #7208
 17. Melanie Doskocil #9202
 - b. Proxy Votes (6)
 1. Kirk A Patrick #8205
 2. James Shaw #2102
 3. Kathy Eckrich #5205
 4. Joan Mullery #2103
 5. David Hays #6102
 6. David Swersky #6204
- 3) Approve meeting minutes from 2016 meeting
 - a. Printed copies available in lieu of reading
 - b. Motion to approve
 - c. First: Zander Higbie (Unit #4102)
 - d. Second: Ben Brennan (Unit #2203)
- 4) Financials report (Tim Hobbs)
 - a. Question/Answer session
 1. Misc Fees: parking and pet violations
 2. What kind of claims have the Villas received?
 - a) Ex: "Loss claim" for a leak goes against the HOA's insurance
 3. Will the "aging units" have more issues and loss claims?
 - a) The HOA is working to limit losses by providing owners with a maintenance checklist. Owners are still responsible for upkeep of their own units and must self-police.

4. Water usage increased due to over usage in Q3
5. Who pays for the heat tape
 - a) Both the HOA and individual owners are also reimbursed by the reading from the kilowatt device. Owners receive a credit on their HOA association dues.
6. Why was there an over usage of water?
 - a) The lawns were overwatered and not properly managed summer 2016
7. How do we handle the inequity of usage regarding the number of people per townhouse?
 - a) HOA dues are tied to square footage. But please contact the Property Manager, Jason Anderson, if you know of a unit has more occupants than is legal (2 people per bedroom).
8. How do we enforce parking?
 - a) Jason manages parking violations currently
 - b) Parking passes can be considered
 - c) Assigned parking spaces can also be considered
 - d) More parking management equates to higher HOA dues

b. 2017 Budget

1. Insurance expenses have increased
2. Capital Reserve being monitored and should grow to ~\$150K
3. Dues will increase by \$11/month for 1BD, \$13/month for 2BD, \$20/month for 3BD

c. Motion to approve Board-recommended 2017 Budget

1. First: Dale Poss (Unit #2206)
2. Second: Danica Weappa (Unit #6201)

5) Property Manager Report (JA)

a. Past Projects 2016

1. Summer

- a) Removed problem trees - Significant root growth of the cottonwoods was creeping towards foundations and sewer clean out drains.
- b) Root growth also presented a tripping and lawn maintenance hazard.
- c) Planted new Maples and Buckeye in place of Cottonwoods - Resilient to Colorado climate
- d) Cleaned, crack filled, seal coated and restriped driveways.
- e) Cleaned up landscaping around buildings - Trimmed back trees and removed weeds.
- f) Repaired and addressed spauling concrete.
- g) Installed flagstone walkways on one large building courtyard (going from stairwell to grassy area). Installed flagstone footpath from 7000 building South entrance to upper parking lot.

2. Fall

- a) Temporarily removed fencing to allow for snow piles - We have been removing piles from problem areas that typically caused ice build-up (i.e. North entry stop sign).
 - b) Met with Brad Davis from CORE Energy - Completed a walkthrough of the property to determine where we can become more efficient. Ways for reducing our electric bills:
 - a. Replacing CFLs with LED warm white lights.
 - b. Installing Heat tape timers on hard-wired heat tape systems.
 - c. We will secure reimbursements from both CORE and Holy Cross Electric.
- 3. Winter 2016/ 2017
 - a) Installed hot edge system in courtyard of 7000 building.
 - a. Hot edge is a metal flashing heat tape system.
 - b. The system radiates heat up the roof edge above the gutter, effectively eliminating the ice dam.
 - c. Hot edge uses less electricity: it is a single run vs. old style woven pattern.
 - d. New system is working nicely.
- b. Current Projects 2017
 - 1. Secured proposals from Landscapers and selected Mike Coyle/ Greenscapes of Basalt as the Villas at Elk Run mower/ landscaper.
 - a) It is in the Association's best interest to have a landscaper/ mower who can address irrigation issues when on-site.
 - b) Mike is local to Elk Run subdivision. He employs a staff which can handle landscaping maintenance and repairs in a timely, cost effective manner.
 - c) Proposal was also the most cost competitive.
- c. Future Projects 2017
 - 1. Install hot edge system on two large buildings.
 - 2. Install flagstone pathways on two large buildings.
 - 3. Repair problem epoxy areas.
 - 4. Secure structural engineering report.
 - a) Report will help determine best course of action in addressing problem walkways
- d. Q&A for Jason
 - 1. How are we managing Icicles?
 - a) We are installing hot edge to reduce icicles and ice damming
 - 2. How are we handling water buildup in the cracks between the garages and the asphalt?
 - a) We can extend the downspouts and monitor it on a case-by-case basis
 - 3. Who takes care of the decks?
 - a) Owners are responsible for their deck surface. It is considered a "limited common element"
 - b) Jason can inspect decks of individual owners if necessary
 - c) The HOA handles maintenance of the handrails

4. Thank you for not putting in the speed bumps this past summer. Do we really have speeders?
 - a) The speed bumps are meant to control thru traffic that is from the Middle School
 - b) The HOA can consider large signage in lieu of speed bumps
- 6) CCIOA-required Homeowner education
 - a. Unit Maintenance via a Maintenance Checklist
 1. Jason has drafted a lengthy checklist covering every aspect of unit maintenance
 2. This checklist will be made available to every owner
 3. Jason can be hired to complete checklist for owners at approx \$75 for 1.5-2 hrs. Jason can also recommend plumbers and electricians.
 4. Can look into CORE for energy efficient improvement reimbursements
- 7) Old Business
- 8) New Business
- 9) Board of Directors
 - a. Call for new Directors
 - b. Call for HOA members to vote to elect Board
 1. First: Julie Hess (Unit #7203)
 2. Second: Holly Timms (Unit #7103)
- 10) Motion to adjourn
 - a. First: Melanie Doskocil (Unit #9202)
 - b. Second: Holly Timms (Unit #7103)