

Villas at Elk Run Homeowners Association Annual Meeting
Wednesday, January 27, 2021, 6:30PM
Location: meeting online via Zoom

Call to Order

6:36PM (Catharine Pieck)

Establish Quorum

A. Members present:

8202 - Holly Upper
6202 - Catharine Pieck
2203 - Ben Brennan
4102 - Zander Higbie
8208 - Alina Pitman
9201 - Vicki Patterson
3204 - Danielle Howard and William Tolle
5203 - Walker Debardeleben and Andrew Simmons
6102 - David Hays
4204 - Hayley Finch
7208 - Ben Christoff
5201 - Sandy Holmes
4202 - Karen McLellan
2207 - Nate Hadden
8101 - Tracey Lucks
7103 - Holly Timms
9204 - Ellen Knous
8104 - Michelle Schindler
2201 and 8102 - Jan Cross
3202 and 6201 - Jodi Smith
2103 - Chris Mullery
3103 - Raenell Olson

B. Proxy votes:

1202 - Scott Harper
1203 - Barbara Young
4203 - Don Schuster
5102 - Denis Strachan
4104 - David Borovsky
4101 - Melanie Duskocil
2202 - Shane Tucker
4206 - Simon Daniels
3204 - Danielle Howard

Approve Meeting Minutes from 2020 Annual Meeting

- A. Copies distributed by email in lieu of reading
- B. Motion to approve
 - First: Ben Brennan #2203
 - Second: Nate Hadden #2207

Financials Report (Holly Upper)

- A. Projected surplus of approximately \$500 for 2020
 - 1. Insurance was higher than budgeted
 - 2. Snow removal was higher than budgeted
 - 3. Trash removal higher than budgeted
 - a. Due to recycling
 - 4. Water was over budget
 - a. Attributed primarily to COVID stay at home
- B. 2021 Budget:
 - 1. Increases primarily in Water, Sewer, Trash Removal, based on recent percentage increases.
 - 2. Reserves:
 - a. Currently have approximately \$383,000 in Reserves
 - b. Propose increasing Reserve dues by 2%.
 - c. Capital projects were put on hold for the past year.
 - d. Upcoming Capital projects: Painting half of buildings, concrete repairs on second floor patios, removal and replacement of hazard trees.
 - e. Capital projects costs this year are estimated at \$160,000. With income this year of \$120,000, including increase, balance at end of this year to \$340,000.
- C. Question/Answer regarding Budget

David Hays #6102:

Q: Why are Legal Fees budgeted for \$2,000 when the actual amount from 2020 is much lower?

A: The budgeted number is based on last year's actuals.

Q: Has the Board commissioned a Reserve Study? David Hays #6102 has several contacts for the Board.

A: Jason Anderson and Holly Upper agree that would be beneficial.

Holly

Q: Why are trash removal costs increasing and do we have a contract?

A: Clause in contract allows Mountain Waste to pass along cost increases. HOA attorney has reviewed the contract and Mountain Waste is within their rights. Board will review prior to contract renewal.

David Hays:

Q: How much will assessments increase?

A: From approximately \$17 to \$28 per month, depending on unit size.

D. Motion to approve Board recommended 2021 Budget

First: Raenell Olson #3103

Second: Holly Timms #7103

Property Manager's Report:

A. Completed Projects:

1. Replaced stairwell brackets with treated metal.
2. Replaced rotten stair treads.
3. Pressure washed garage doors.
4. Removed abandoned satellite dishes.

B. Current Projects: Winter

1. Added sand/gravel mix for winter traction. We will avoid using salt on stairwells to protect hardware.
2. Monitor and adjust heat tape timers.
3. Site visit with Bill Tighe for concrete repair recommendation.

C. Future Projects: Spring and Summer

1. Walkway repairs.
2. Dryer vent cleaning.
3. Annual fire extinguisher inspection and maintenance.
4. Painting and repairs.
5. Install additional speed bump in front of the 4000 building.
6. Remove two problem cottonwood trees in the center parking area. Replace two trees.

D. Comments:

1. If homeowners notice buildup of ice, snow, please contact Jason to address the issue.

CCIOA Required Homeowner Education

A. Monitoring water consumption in an HOA:

1. Monitoring water consumption in an HOA is a useful practice as resources become more valuable and more expensive.
2. A large part of the HOA's annual budget - which comes from maintenance dues - goes towards water and sewage costs.
3. The average American uses 17.2 gallons of water every time they shower.
4. The average American also uses over 20 gallons of water per day in toilet flushing. That is 80 gallons of water flushed per day for a family of four!
5. COVID-19 and stay at home orders have increased water consumption.
6. Water consumption is monitored on a per building basis.

7. Irrigation water consumption is tracked and factored into building water consumption on buildings that have irrigation water supply.

B. Ways to be mindful of, and reduce water consumption and costs:

1. Be mindful of your time spent showering.
2. Be more efficient washing clothes and dishes.
3. Be mindful of toilet flushing “If it’s yellow, let it mellow. If it’s brown, flush it down!”
4. “The average American flushes 5 times per day while only 1.5 of those are brown flushes.”
5. Replacing old toilets with higher efficiency toilets can reduce water usage from over 5 gallons per flush down to 1.28 gallons per flush!
6. Do not use communal spigots for cleaning cars, bicycles, motorcycles, etc.
7. Use the pay car wash for cleaning your cars, bicycles and motorcycles. The car wash uses recycled water.
8. The HOA has replaced sprinkler heads with more efficient nozzles/sprayers, using less GPM of water.
9. The HOA monitors and adjusts sprinkler water during forecasted rain storms / monsoon seasons.

Old Business:

- A. Ben Christoff #7208:

Q: Are we acquiring multiple bids and evaluating the painting process?

A: Yes we are getting multiple bids and addressing quality issues.

New Business:

- A. Jason and the Board are addressing concrete issues.
B. Jason is addressing sewer pipe issue near #8104.

Board of Directors

- A. Call for new directors
1. Bylaws require five and we are budgeted for six.
 2. David Hays nominates himself and is unopposed.
- B. Call for HOA members to vote to re-elect Board and add David Hays.
First: Raenell Olson #3103
Second: Holly Timms #7103

Motion to adjourn: 7:29PM

First: David Hays #6102
Second: Raenell Olson #3103