

Villas at Elk Run Meeting Minutes
March 8, 2018 7:00pm
Location: 130 Ptarmigan Ct., Basalt

Board Members in Attendance:

Catharine Pieck - President
Abigail Cunningham - Treasurer
Zander Higbie – Secretary
Jason Anderson – Villas Property Manager

Call to Order

7:32PM Quorum established: 3 out of 4 Board members in attendance
First: Abigail Cunningham
Second: Cat

Schedule future meeting dates:

May 1, 2018
August 9, 2018
October 18, 2018
December 13, 2018

Approval of December 14, 2017 meeting minutes

First: Cat
Second: Abigail
Zander to send to Michael Alvarez for website

Old Business

1. Continue to utilize Michael Alvarez for website and newsletter. We are still paying him.
Adding to website: online pet registration, car registration.

New Business

1. After discussion at annual meeting, board would like to raise pet fee from existing \$110. Did not cover pet-related costs last year.

Motion to increase pet fee to \$130 per calendar year :

First: Abigail

Second: Catharine Pieck

Motion passed unanimously

a. Michael Alvarez must post new pet fee to website.

2. Parking: discussed how lenient do we want to remain on parking

Though frustrating situation at times, often more expensive and creates hard feelings when policed heavily.

Current parking rules will be enforced

Create and enforce online car registration for purposes of Jason to track.

Jason check cars one time/week. Give owners 1 week to correct issue.

3. Want a quote for improved irrigation on the berm – low flow heads and possibly splitting zones.

Financial Report

Budget surplus of \$11,653.67 from 2017

Motion to place 2017 budget surplus into 2018 working capital

First: Cat

Second: Zander

Motion passed unanimously

Property Manager's Report

1. Completed projects
 - a. Monitoring heat tapes
 - i. We have been turning hard wired heat tapes on and off throughout the winter.
 - ii. Heat tapes were initially turned on last week of December.
 - b. Spring cleaning
 - i. We have been picking up a large amount of dog poo.
 - ii. If you know of people not picking up, please let me know.
2. Current projects
 - a. Installing hard wired heat tape timer.
 - i. We should see a nice reduction in electricity this time next year.
 - ii. We will secure reimbursement from CORE and possibly Holy Cross Electric.
 - b. Installing hot edge snowmelt system on 3 buildings.
 - c. Replacing posts for post office mail boxes.
 - i. If Post Office cannot provide mailbox posts, I will secure fabricator asap.
 - d. Trash and recycling proposals – Discussed that current contract with Mountain Waste Solutions runs through March 2019. Board wants to know how price increased this year. Waste Management wants business. Proposed lower than last year with Mountain Waste.
3. Future Projects
 - a. Removing Fence and posts – discussed that not planning to remove
 - b. Dryer vent cleaning – taking place April-May, September-November.
 - c. Common walkway repairs/ epoxy
 - i. June.
 - ii. Flagstone – not in budget for 2018 but will look at 2017 working capital surplus to do it.
4. Landscape improvements
 - a. Plant Trees along berm, in drain area, and between 4000 and 6000.
 - b. Spring or Fall- when temperatures are lower and trees are not stressed.

Motion to Adjourn

First: Catharine Pieck

Second: Abigail Cunningham