

Villas at Elk Run Homeowner's Association Annual Meeting
Basalt Town Hall
Wednesday, January 31, 2018
6:00 PM

A. Call to order at 6:04 PM (CP)

B. Establish Quorum (AC)

1. Members present:

Abigail Cunningham #7202

Zander Higbie #4102

Bob Henninger #7204

Danielle Howard #3204

Nathan Hadden #2207

Ben Brennan #2203

Sandy Holmes #5201

Phylis Mattia #3202

Tim Foulk #3201

Raynell Olson #3103

Holly Timms #7103

Matt Wagner #6101

Dale Paas #2206

Catharine Pieck #6202

2. Count proxy votes (9):

Simon Daniels #4206

Sarah Fevig #5202

Thomas Bennington #4204

David Borovsky #4104

Barbara Young #1203

Richard and Kathleen Broussard #4202

Scott Harper #1202

Melanie Doscocil #4101

Julie Ann Hesse #7202

C. Approved meeting minutes from 2017 meeting

1. Printed copies available in lieu of reading

2. Motion to approve

First: Danielle Howard #3204

Second: Sandy Holmes #5201

D. Financials report (Tim Hobbs)

1. Surplus of \$68,000, which is an increase. Mostly due to decrease in expenses – landscaping, repairs & maintenance (no insurance repairs).

2. Reserves – assessments went up with budget.

3. Our reserves are healthy. Association is in great shape.

4. Expenses last year were less than 2016 and also under budget for 2017.

E. Treasurer report:

1. 2018 Proposed Budget

a. Q4 financials came in better than expected, so were able to lower increase in budget

b. Bulk of increase is tied to increased cost of water from Town of Basalt – overall increase of 45%.

- c. Other increase is trash removal. We are looking options.
- d. Because of increase in operating budget, have left Capital Reserve budget same as last year.

Question: Sandy Holmes #5201 - What about reducing water use?

Answer: We have discussed it openly and often and continue to explore reducing usage.

2. Increase will be approximately as follows: 1 bedroom increase about \$11, 2 bedroom about \$13, 3 bedroom about \$18

3. Motion to approve Board recommended 2018 budget

First: Dale Pass #2206

Second: Holly Timms #7103

F. Property Manager Report (Jason Anderson)

Past:

1. Switched landscaping company last year. Has been more efficient in maintenance, irrigation. Plan to use him again.
2. Proposed replacing sprinkler heads along river side to reduce water usage.
3. Replaced metal downspouts with flexible.
4. Building heat tapes have been turned off much of this winter.
5. No claims in 2017 and trying to hold owners accountable for loss within their units, taking care of those ASAP.

Current:

1. Dealing frequently with smoking, pets off leash, pet waste, noise.
2. If we see violations please let Jason know.
3. Monitoring number of pets for pet registration.

Future:

1. Hot Edge additional buildings 8000 & 4000 buildings.
2. Repairing walkways/epoxy and adding flagstone.
3. Sprinkler replacement along Two Rivers Road bank.

Comments: Raynell Olson #3103

- a. Issues of ice in front of mailbox and in her walkway.
- b. Weeds in rocky areas between buildings and lawn.
- c. Are the outside outlets HOA? Neighbor is plugged into her outlet.

Comment:

Ice was bad this winter and Jason corrected

Comment: Holly Timms #7103

Ice around mail boxes – what about using sand?

G. CCIOA required homeowner education (Jason Anderson)

1. Steps for appropriate dryer vent cleaning. The HOA is taking on this role this year. In the future it will be owner responsibility.
2. Cleaning of vents needs to be done from the inside and outside.
3. Cleaning should be done at least every 2 years – depends on age of dryer, useage.
4. Mechanical rooms should not be treated as storage unit – especially should not store flammable goods in there.

Question: Is this something that will be done by HOA in the future?

Answer: the hope is that owners will take care of it.

Question: When will dryer vent cleaning take place?

Answer: probably starting in April, as soon as we can easily get onto roofs.

H. Old Business

I. New Business

J. Board of Directors

1. Call for new directors

Question: How often does board meet

Answer: Quarterly

Question: Can we do more as an HOA to promote water conservation?

Answer: It is frequently discussed and conservation efforts are made.

Comment: Thanking Board for all that is done in running HOA efficiently.

Question: What is board compensation?

Answer: \$60/month for officers, +/- \$30 for members at large.

Comment: pet fee seems generous at only \$110/year. Should we look at increasing that?

2. Call for HOA members to vote to elect Board:

First: Raynell Olson #3103

Second: _Holly Timms #7103

K. Motion to adjourn

First: Danielle Howard #3204

Second: Raynell Olson #3103