

Villas at Elk Run Homeowner's Association Annual Meeting
Basalt Town Hall
Wednesday, January 30th, 2019, 6:30PM

Call to order

6:35 PM (Catharine Pieck)

Establish Quorum

Members present: (12)

Melanie Duskocil #4101

Holly Upper #8202

Chris Mullery #2103

Ben Brennan #2203

Danica Weappa #6201

Holly Timms #7103

Nathan Hadden #2207

Sandra Holmes #5201

Ismael Argueta #4103

Carrie and John Tirrell #9202

Catharine Pieck #6202

Zander Higbie #4102

Proxy votes: (8)

Thomas and Jane Tirrell #9202

Kathleen Sydoryk #5207

David Borovsky #4104

Nick and Neil Goluba #8207 & 8206

Thomas Bennington #4204

Barbara Young #1203

Danielle Howard #3204

Approval of minutes from 2018 Annual Meeting

1. Printed copies available in lieu of reading

2. Comments and Questions

Question: Is Board compensation standard for HOA Boards.

Answer: It is not necessarily standard but is common. It is difficult to recruit Board members without some level of compensation for their time spent on HOA duties.

3. Motion to approve minutes

First: Nathan Hadden #2207

Second: Ben Brennan #2203

Financial Report (Tim Hobbs)

6% increase in fees from 2017 to 2018

Accounting increased in 2018 due to increased closings

Mgt Monitor fees increased

Assets have increased

Association is in good financial shape. Most of cash is in reserves.

Accounting fee is offset by Misc. income from sales.

Treasurer Report (Abigail Cunningham)

1. Water costs decreased in 2018 – under budget. Left budget the same in case it was due to water shut off.
2. Electricity costs were down, possibly due to timers on gutter deicing cables. Will leave electricity budget will remain similar in 2019 until we determine if that decrease will continue.

Question: Why is cost of pets passed off to HOA instead of pet owners?

Abigail: The pet costs are offset by the pet fee.

Question: Are association reserves in a money a making account?

Answer: Yes, they are in a low risk money market account.

Question: Insurance increase looks high.

Abigail: Yes, but it is typical of other HOA insurance increases.

3. Overall dues increase is about 3%. Board attempts to keep that increase minimal. Increase will take effect in March with then catch up charge will be added to the first several months of the year.

Motion to approve Board Recommended 2019 Budget

First: Nathan Hadden #2207

Second: Sandy Holmes #5201

Property Manager's Report (Jason Anderson)

Completed Projects

1. Concrete Repairs- 6000 building. Removed old concrete and poured new
2. Installed heat tape timers on all buildings
3. Secure rebates from CORE energy

Current Projects

1. Snow and ice removal
2. Check roofs/ valleys for heat tape function
3. Enforcing parking and trash rules. Trash bins must be back into owners garages the day of trash pick-up.
4. Switching trash service provider from Mountain Waste and Recycling to Waste Management due to cost savings.
5. Working with Association's attorney to allow owners to install split system AC units in accordance with guidelines set forth by the Association. Modification of exterior siding will not be allowed.

Future Projects

1. Exterior painting of 2000, 4000, 6000, 8000 and 9000 buildings. Board is discussing possible change of color. Color choices will be emailed to homeowners prior to painting.
2. New exterior house numbers to be changed at time of painting.
3. Clean exterior common areas and steps.
4. Replace common area handrails where required.
5. Complete annual fire inspection and changing fire extinguishers.
6. Common area epoxy repairs.

Comments and Questions:

Question, Melanie Doscocil #4101: Will timing of trash pick-up change with new trash removal company?

Answer: Jason will determine that and notify all homeowners.

Question: When will change take place

Answer: Will determine if that can be changed to March instead of October.

Question: What is the possibility of compost service?

Answer: Board is exploring possibilities of a group drop-off site or individual pick-up, and how many owners would need to take part to make it feasible. Taking into account bear safe containers and visual impact.

Question: Garage doors are looking dirty. Can those be cleaned during annual cleaning by property management?

Answer, Jason: Yes, garage doors can likely be pressure washed during clean up of property.

Question: An excessive amount of ice-melt is being applied. Can we reduce the excessive amount being put down.

Answer, Jason: He has asked his crew to reduce amount of ice melt they are applying.

Question: Commented on unsightliness of the epoxy repair and what can be done to improve the cracking and repair.

Answer, Jason: He is looking at the solutions.

Question: When replacing concrete, can it be sloped away from the parking area onto grass/soft surface instead of toward the parking area, creating more run off.

Answer, Jason: Yes, that is a good suggestion and he will look into it.

Question: What is the smoking policy

Answer: It is not in the bylaws but due to fire danger it is discouraged outside the buildings.

Agreement that outdoor smoking recommendations and rules be placed on the Villas Twebsite.

CCIOA Continuing Homeowner Education

Servicing your boiler and hot water heater

Annual boiler and hot water heater maintenance by a master plumber is a recommended service which prolong the life of your mechanical room components, provide better heating, provide hot water and will minimize the risk of insurance claims to neighboring units.

Here is a list of steps a plumber will take to ensure your boiler and hot water heater are in good, working order:

1. Inspect radiant heating lines to ensure glycol is at adequate levels.
2. Check circulating pumps to ensure they are working. A bad pump could cause slow heat or no heat.
3. Check to ensure that the hot water heater is not leaking. Visually inspect the hot water heater and mechanical room floor for signs of damage.
4. Check the function of the T and P valve. T and P valve should terminate to the floor drain. The T and P valve relieves excess pressure from the hot water heater. If the water is too hot (there is too much pressure), then the water will discharge down the floor drain.
5. Inspect expansion tank and replace if the expansion tank is bad (waterlogged). The expansion tank relieves excess pressure from the system.

6. Check and clean the heat exchanger. Check the function and quality of the pilot light.
7. Check the thermostats in the house. Check function of zone valves.
8. Ensure that the mechanical room has adequate venting (both in the flue pipe and makeup air venting).

Anytime of the year is ok to have a master plumber complete a routine mechanical room inspection and service. Often times, you can beat the winter rush if you call a plumber in the spring or early summer.

Old Business

New Business

1. Board is looking at possibility of changing colors when exteriors are painted, beginning spring 2019.
 - a. No opposition was voiced to changing colors.
 - b. Colors will be circulated once options are determined.
 - c. Siding and trim will be repaired prior to painting.

Question, Danica Weappa #6201: Could post caps that have broken and fallen off be replaced?
Answer, Jason: Yes, he will look into options, based on colors and possible changes.

Board of Directors

1. Call for new directors:
 - Melanie Duskocil #4101
 - Holly Upper #8202
2. Call for HOA Members to vote to elect Board
 - Unanimous vote to maintain current board.
 - Unanimous vote to elect Melanie Duskocil and Holly Upper as new members of Board.

Motion to Adjourn

1. First: Ben Brennan #2203
2. Second: Catharine Pieck #6202