

Villas at Elk Run Homeowner's Association Annual Meeting
Basalt Town Hall
Wednesday, January 29, 2020, 6:30 p.m.

Call to order

6:35 p.m. (Catharine Pieck)

Establish Quorum

Members present (13):

Zander Higbie #4102
Catharine Pieck #6202
Ben Brennan #2203
Tim Nichols #6203
Sandy Holmes #5201
Michele McClinton, Pitkin County #3202
Nathan Hadden #2207
Holly Timms #7103
Ellen Knous #9204
Ismael Arguila #5206, #4103
Tim Foulk #3201
Holly Upper #8202
Melanie Duskocil #4101

Proxy votes (7):

Hank Hays #6102
Trish Schreiber #5103
Denis Strachan #5102
David Borosky #4104
Scott Harper #1202
Don Schuster #4203
Barbara Young #1203

Approve 2019 Annual Meeting Minutes

- A. Printed copies available in lieu of reading.
- B. Comments and Questions:
 - 1. Can garage doors be cleaned up, as was suggested last year?
 - a. Jason reported they can be cleaned with the spring property cleaning.
- C. Motion to approve
 - First: Sandy Holmes #5201
 - Second: Nathan Hadden #2207

Financials Report (Tim Hobbs of Hobbs & Murphy)

- A. Budget surplus of \$4,161.00 in 2019.
- B. Reserves are in good condition according to Mr. Hobbs.

Treasurer's Report (Holly Upper)

- A. Budgeted conservatively with small budget increases for landscaping, snow removal, trash & recycling, and water.
- B. Increased Capital Reserves to 4%.

- C. Board decided to postpone painting and other capital projects to first build reserves.
- D. Board decided to limit changes in colors in upcoming painting due to estimated 30% higher cost to change all colors.
- E. Future expenses from Reserves will likely include:
 - 1. Driveway resurfacing.
 - 2. Replacing stairway brackets.
 - 3. Painting exteriors.
 - 4. Resurfacing of walkways from epoxy to concrete.
- F. Questions & Answers:
 - 1. Why did legal fees increase in 2019?
 - a. Due to negotiation of trash removal contract.
 - 2. Would the painting be split by year?
 - a. Yes, to split the cost.
 - 3. Could exterior lights and bulbs be changed when painting?
 - a. Yes, Board has looked at cost of possibly changing lights and building numbers. Light bulbs are changed as they burn out.
- G. Motion to approve Board recommended 2020 Budget
 - First: Nathan Hadden, Unit #2207
 - Second: Tim Nichols, Unit #6203

Property Manager's Report (Jason Anderson)

- A. Completed Projects
 - 1. Replaced rotten exterior stairwell handrails.
 - 2. Repaired, stained and painted entryway signs.
 - 3. Completed walkway repairs.
 - 4. Cleaned gutters.

- B. Current Projects
 - 1. Checked and replaced bad heat tape plugs.
 - 2. Checking and replacing damaged light fixtures/globes.
 - 3. Issuing notices for parking violations.

- C. Future Projects- Spring and Summer of 2020
 - 1. Parking lot maintenance
 - a. Crack fill, seal coat and re-stripe parking lot.
 - 2. Repair stairwells
 - a. Replace rotten stair treads.
 - b. Replace stairwell brackets with treated brackets to prevent corrosion.
 - 3. Common area walkway repairs
 - a. Remove spilled epoxy and concrete.
 - b. Replace with reinforced brushed concrete.

CCIOA required homeowner education

- A. Health of the sewer system and what should or should not be flushed down the drains
 - 1. Only flush the basics: human waste and toilet paper only.
 - 2. The following items should not be flushed down toilets or disposed of in drains:
 - facial tissues, baby wipes, disinfectant wipes, moist wipes, etc., toilet bowl scrub pads, Swiffers, napkins (paper or cloth), paper towels, dental floss, egg shells, nut shells, and coffee, fats, oils, and greases, hair, sanitary napkins, tampons, condoms, or any non-

organic material, vitamins, medicines or other pharmaceuticals, sheet plastic, or plastic of any kind, diapers (cloth, disposable or “flushable”)

3. Over time, fats, oils and grease (FOG) can clog the pipes in your home and in our sewer system. To keep drains FOG-Free:
 - a. Pour cooled FOG into a sealable container and put it in the trash or take it to an oil recycling center.
 - b. Before you wash your dishes, scrape FOG food scraps into the trash or compost.
 - c. Soak up remaining FOG with paper towels and put them in the garbage.
 - d. Use sink strainers to catch food waste.

Old Business

New Business

Board of Directors

- A. Call for new directors
 1. No new directors put forward.
- B. Call for HOA members to vote to elect Board
 1. HOA voted unanimously to re-elect current Board.

Motion to adjourn: 7:16 p.m.

First: Tim Nichols, Unit, #6203

Second: Holly Timms, #7103