

Villas at Elk Run Homeowners Association Annual Meeting
Wednesday, January 26, 2022, 6:30PM
Location: meeting online via Zoom

Call to Order

6:39PM (Catharine Pieck)

Quorum Established

- A. Members present:
 - 8202 - Holly Upper
 - 6202 - Catharine Pieck
 - 2203 - Ben Brennan
 - 4102 - Zander Higbie
 - 4101 - Melanie Duskocil
 - 6102 - David Hays
 - 8101 - Tracey Lucks
 - 5202 - Gail Schueth
 - 3202 - Greg Boyd
 - 7103 - Holly Timms
 - 8104 - Jake Black
 - 5103 - Patricia Schreiber
 - 2103 - Chris Mullery
 - 5201 - Sandy Holmes
 - 2206 - Susan Paas
 - 3204 - Danielle Tolle
 - 8208 - Alina Pitman
 - 5203 - Walker DeBardleben
 - 9201 - Vicki Patterson
 - 3202 - Pitkin County Board of Commissioners

- B. Proxy votes:
 - 4104 - David Borovsky
 - 4101 - Melanie Duskocil
 - 5102 - Denis Strachan
 - 3101 - Jeanne Buck
 - 8205 - Kirk Patrick
 - 4202 - Karen McLellan
 - 9201 - Vicki Patterson
 - 1203 - Barbara Young
 - 5207 - Kathleen Sydoryk

Approve Meeting Minutes from 2021 Annual Meeting

- A. Copies distributed by email in lieu of reading.

- B. Motion to approve:
First: David Hayes #6102
Second: Chris Mullery #2103

Financials Report (Holly Upper)

- A. 2021 Actuals:
1. Legal fees were higher than expected.
 2. Unexpected cost for image copyright issues for the website.
 3. Landscaping costs higher than expected
 - a. Weeding of rock beds increased overall costs
 4. Unexpected insurance cost for pipe repair unit #8104
- B. 2022 Budget:
1. Aligning mostly with 2021 year end actuals except for the following:
 - a. Insurance increase.
 - b. Landscape increasing for rock beds.
 - c. Repairs and maintenance increased for improvements: repairs in preparation for painting.
 - d. Increased based upon expectations: Electric, sewage, trash removal, and water
- C. Motion to approve Board-recommended 2022 Budget:
First: Chris Mullery #2103
Second: Ben Brennan #2203
- D. Reserve/Capital Budget:
1. Proposing 2% increase of Reserves dues.
 - a. Increase would generate an additional \$121,996.
 2. Reserve expenses include:
 - a. Painting
 - b. Concrete
 - c. Tree removal
 - d. Tree replacement
 - e. New unit number signs/plaques
 - f. Driveway repairs
 - g. Balcony railings replaced with TREX

Questions:

Q: Tracey Luecks - Is the 2% increase in Reserves sufficient?
Holly Upper - trying to add increase incrementally but the Board is open to discussion of a greater increase.

Q: Painting cost appears to be increased.

A: Holly Upper - Now painting all buildings over the spring/summer/fall of 2022 rather than spreading it over two summers.

F. Motion to Approve Proposed Capital Budget:

First: Tracey Lucks #8101

Second: Melanie Duskocil #4101

Property Manager's Report

A. Completed Projects:

1. Removed epoxy from 9000 and 3000 buildings' exterior stairwells.
 - a. Repoured concrete patios on 9000 and 3000 buildings' second floor landings with stainless steel drip edge.
2. Removed epoxy from the first floor of 2000 building's courtyards and walkways.
 - a. Epoxy currently utilized is now unavailable.
 - b. Evaluated tendon conditions.
 - c. Martin and Martin Engineering and Western Specialty Concrete Contractors have drafted drawings for concrete repairs. At that time we will have a more definitive cost estimate.
3. Pressure washed garage doors.
4. Removed abandoned satellite dishes.

B. Current Projects

1. Move snow piles with skid steers.
2. Mitigate ice and snow from walkways.

C. Future Projects

1. Repairs to common area and limited common area elements.
 - a. Repair and replace bad fascia and soffit materials.- winter/spring 2022.
 - b. Seal gutter seams.
 - c. Hot Edge evaluation in courtyard entryways
 - d. Dryer vent cleaning - spring 2022
 - e. Inspect attic spaces for vent connections and general conditions.
2. Exterior painting: Aspen Quality Painting.
 - a. Painting, caulking all buildings summer of 2022.
 - b. Paint chosen to bring a more contemporary look to the complex, matched with colors of roofs and gutters.
 - c. New unit numbers chosen to modernize appearance along with new paint color.

CCIOA Required Homeowner Education: Six ways to lower your water bill:

A. Inspect your appliances. Keep an eye out for leaks and drips, as these pile up quickly over time.

1. Check under sinks.

2. Inspect around toilet supply lines.
 3. Bathtubs and showers.
 4. Listen for running toilets.
- B. Install low-flow toilets, or convert your current ones.
1. Listen for running toilets.
 2. Replace flapper valves.
 3. "If it's pee, let it be. If it's brown, flush it down."
- C. Add aerators to your faucets.
1. An aerator is a screen which adds air to your faucet. It reduces debris and controls the flow of water.
- D. Upgrade to Energy Star appliances.
1. Contact: Community Office for Resource Efficiency (CORE), Holy Cross Energy and Black Hills Energy to see if you qualify for rebates.
 - CORE: www.aspencore.org
 - Holy Cross Energy: www.holycross.com
 - Black Hills Energy: www.blackhillsenergy.com
- E. Take shorter showers.
- F. Use your dishwasher.
1. A dishwasher is more water-efficient than washing by hand when you have a full load.
 2. Energy Star-rated dishwashers require lower water usage at 3.5 gallons per cycle.

Old Business

- A. Update on current status of exterior painting project.
1. Colors have been selected and Aspen Quality Painting will begin painting in the spring of 2022.
- B. Deck vertical surfaces will be painted. Railings will be replaced with TREX that matches the new paint colors.

New Business

- A. Parking issues:
1. Alternatives are numbers painted on parking spaces or parking permits.
 2. Bylaws state that each unit has one garage parking space and one outdoor parking space.
 3. Board is open to exploring parking alternatives.

B. Board is exploring the cost and value of recycling with the current waste management company.

Board of Directors

A. Call for HOA members to vote to re-elect Board.
First: Chris Mullery #2103
Second: Susan Paas #2206

Motion to adjourn: 7:45PM

First: David Borovsky #4104
Second: Holly Timms #7103