

Villas at Elk Run Board Meeting
Tuesday, April 18, 2023, 7:15 a.m.
Quarterly Meeting
Location: online via Zoom

Board Members in attendance

Ben Brennan – Co-President
David Hays - Co-President
Holly Upper – Treasurer
Zander Higbie - Secretary
Melanie Doscocil - Board Member
Jason Anderson – Villas Property Manager

Call to Order: 7:19 a.m.

Quorum established
1st: David
2nd: Ben

January 30, 2023 Board Meeting Minutes previously approved

Old Business

- A. Update on special assessment loan status
 - 1. Need approval of \$1.5m loan through Alpine Bank with the terms of 7% interest for 84 months with the first 12 months being a line of credit and the subsequent months being a fixed loan.
 - a. Motion to approve loan:
 - 1st: David
 - 2nd: HollyMotion unanimously approved.
 - 2. Need declaration that “allows HOA to pledge its rates to future income.”
 - a. Getting more clarification from HOA’s attorney, Heather Manolakas, and/or Bentley with Alpine Bank
 - 3. Need signed bylaws.
- B. Collection policy update
 - 1. HOA’s attorney, Heather Manolakas, drafted an updated collection policy.
 - 2. Motion to approve new collection policy:
 - 1st: Ben
 - 2nd: DavidMotion unanimously approved.
 - 3. Collection policy must be signed by the Board President and the Board Secretary. Ben and Zander will both sign the document and deliver it to Heather.
- C. Motion to proceed with collection of delinquency on 4207 and 3206 as per the new collection policy. Both collection issues will now be referred to the Villas HOA attorney.
 - 1st: David

2nd: Melanie

Motion unanimously approved.

D. Western Concrete proposal:

1. Current schedule extends the project into late November 2023; Western Concrete has stated that schedule is the most conservative estimate of time required.
2. David is signing Western Concrete contract in order for work to proceed and remain on schedule.
3. Due to scheduling concrete with exterior painting, Board suggests completing concrete on upcoming buildings in the following order: 4000, 6000, then 8000 and 9000.

E. Schedule of painting, stucco, concrete and other major projects:

1. Board would like a detailed schedule of repair work and painting project.
2. Jason can provide a schedule for the repair work. Ben and David will work with Lauro to obtain the painting schedule.
3. Jason is encouraging Lauro to proceed with painting. Jason will walk through each building with Lauro to ensure buildings are ready to be painted.

F. Additional exterior painting issues:

1. Painting of underside of decks:
Due to peeling of decks painted just last year, Board suggests to stop painting underside of decks.
2. Jason will look at issues with previously painted decks.

New Business

A. Parking

1. Jason's count of parking spaces: 111 total spaces.
2. Ben and David will work on drafting a new parking policy.
3. Board suggests a more lenient policy and not requiring people to use their garage but a stricter enforcement of vehicles that are not moved within a given time frame, including RVs, trailers, possibly abandoned vehicles, fleet vehicles.
4. Jason will enforce no parking rule in front of garages.

B. Parking lot - asphalt repairs:

1. Asphalt patching will take place Spring 2023.
2. Due to other major projects scheduled for the spring and summer, seal coating of the parking lot will be postponed until 2024, once the painting and concrete projects are completed.

C. Center courtyard:

1. Board will allow dogs to use the center courtyard for a trial period and remove signs prohibiting pets.
2. Jason will remove the plastic playground in the center of the courtyard.

D. Board member compensation:

1. Stephanie stated that according to guidance from Tim Hobbs, the Villas HOA must submit an IRS form 1099 for each board member whose compensation exceeds \$600 per year. Board determined that each board member can determine whether

to receive the HOA approved amount or receive compensation that falls below the taxable range.

Confirm Future Meeting Dates:

June 6, 7:30am

Motion to Adjourn 8:30 a.m.

1st: David

2nd: Ben