

Villas at Elk Run Homeowners Association Annual Meeting
Monday, January 29, 2024, 6:00PM
Location: Basalt Town Hall

Call to Order

6:07PM (David Hays)

Quorum Established

- A. Members present:
 - 8202 - Holly Upper
 - 6202 - Catharine Pieck
 - 2203 - Ben Brennan
 - 4102 - Zander Higbie
 - 6102 - David Hays
 - 7103 - Holly Timms
 - 5204 - Gardner Morrow
 - 8102 - Stephen & Carol Ruiz
 - 9202 - Matt & Kelsey Huffman
 - 8104 - Jake Blach
 - 1204 - Vicki Bauer
 - 3207 - Roger Garrett
 - 7204 - Sara Stooky Sanchez
- B. Members on Zoom:
 - 9204 - Ellen Knaus Cole
 - 5203 - Walker DeBardeledan
 - 3204 - Danielle Howard
 - 8208 - Mark Waterous
 - 5201 - Sandy Holmes
 - 2207 - Nathan Hadden
 - 3204 - William Tolle
 - 9101 - Matthew Corbin
 - 2204 - Ryan Tkac
- C. Proxies:
 - 4104 - David Borovski
 - 6201 & 3202 Jodie Grady
 - 4101 - Melanie Doskocil
 - 5205 - Mario Dean
 - 2206 - Susan Paas
 - 7205 - Kelley Burke

Report to Owners by Board

- A. Two major projects were completed last summer: concrete on ground level and exterior painting of the complex.
 - 1. Patio handrails were also replaced.
- B. Summer 2024 projects will include:

1. Seal coat and stripe driveways.
2. Concrete on landings of 8000 building

Approve Meeting Minutes from 2023 Annual Meeting

- A. Copies distributed by email in lieu of reading.
- B. Motion to approve:
First: Sara Sanchez - 7204
Second: Jake Blach - 8104
2023 Annual Meeting Minutes unanimously approved.

Financial Report

- A. 2023 Year-to-Date Actuals:
 1. Estimating an overall \$14,000 2023 budget surplus.
 2. Over budget on trash removal, snow removal, landscaping.
 3. Concrete project finished slightly below budget/estimate.
 4. 2023 surplus will be placed into Capital Reserve.
- B. 2024 Budget:
 1. Board goal was to keep 2024 homeowner dues even with 2023, since many homeowners are still paying the special assessment for the concrete project.
 2. Several large projects were accomplished in the past year, so the Board has attempted to minimize upcoming projects.
 3. To accomplish flat homeowner dues, the following significant 2024 budget items were reduced:
 - a. Maintenance budget.
 - b. Contribution to Capital Reserve.
 4. Budget increases were made in the following areas:
 - a. Legal.
 - b. Management, due to contractual increase.
 - c. Insurance.
 - d. Landscaping, with increased maintenance of rock beds.
 - e. Trash removal: annual cost is difficult to predict.
- C. Motion to approve 2024 Budget:
First: David Hays - 6102
Second: Holly Timms - 7103
Motion approved unanimously

Property Manager's Report

- A. Completed Projects:
 1. Aspen Quality Painting completed exterior painting of all buildings and columns.
 2. All stucco walls were overhauled: New stucco was installed to address cracking and heaving.
 3. All exterior deck support pillars were coated with stucco to prevent warping and cupping of wood. New trim top pieces have been installed to divert water away from the pillars.

4. Western Specialty Contractors removed cracked and heaved concrete from first floor walkways and courtyards. The Western team addressed broken tendons (only a few). New concrete was poured and sloped to accommodate drainage. Concrete joints were routed manually to accommodate natural expansion and contraction. Lastly, a 4 coat application was installed on the new concrete for protection against the elements.
 5. Patio handrails were replaced with Trex to avoid future peeling and cracking of horizontal surfaces.
 6. Patio ledger boards were replaced where there were signs of rotten wood.
- B. Current Projects:
1. Rocky Mountain Gutters and Maintenance is replacing compromised gutters and downspouts on the front and sides of the buildings. The team also installed gutters and downspouts on important areas to assist with drainage away from patios (5000 and 7000 patios, back side facing The Columbines).
 2. Installed snow stakes to mark grassy areas for snow plows.
- C. Future Projects:
1. Western Specialty Contractors will return in the Spring of 2024 to address deteriorated 2nd floor patio entryways. They will focus on the 8000 building and 2000 building. A 4 coat topping will be applied for protection.
 2. Kauffman Sealcoating will complete crack filling, seal coating and striping of the parking lot in the spring.
 3. Garage doors will be power washed in the spring

CCIOA Required Homeowner Education

Sustainability, upgrades and rebates: Utilizing local resources for rebates for property improvements and cost saving measures.

- A. There are many options for homeowners and HOAs to create an action plan for efficiency upgrades and secure rebates for new projects.
1. Contact CORE and request an energy audit: www.aspencore.org
 2. Contact Holy Cross Electric for opportunities: www.holycross.com
 3. Evaluate rebate opportunities, secure proposals for projects.
 4. Complete benchmarking by comparing prior year(s) energy costs to current energy costs.

Old Business

No Old Business

New Business

- A. Homeowner comments that the parking situation has deteriorated.
1. Multiple cars have not moved for long periods of time.
 2. Jason's team will do audit of current vehicles.
 3. Suggestion made for Board to establish a maximum length of time that cars can park without being moved.
 4. Suggestion made to have Jason's team tag cars that have not been moved for long periods of time.

5. Suggestion made to provide 2 stickers for 2 bedrooms, 3 stickers for 3 bedrooms.
- B. Homeowner comment that the 9000 building rock beds, and others are in poor condition and an eyesore at the entrance to the property.
 1. Jason will discuss with the landscaping team.
- C. Homeowner suggestion that the property is lit too brightly and exterior lighting could be reduced. A suggestion was made to explore reduced exterior light bulb wattages and when lights are replaced, consider down-lighting instead of the current globes.
- D. Multiple homeowner comments that the center courtyards have become very dirty and unsightly. Jason's team will sweep or hose to clean on a regular basis.
- E. Homeowner comment that water and ice is building up in front of the 9000 and 7000 buildings.
 1. Currently addressing gutter repairs and down spouts.
 2. Jason's team will inspect the situation.
- F. Homeowner comment that the Fence along School Street and in front of 3000 building needs minor repairs.
 1. Jason will look at the fence and make repairs.
- G. Homeowner request to make window cleaning available more than once per year. Homeowners will be asked if they can pay for additional cleaning.
- F. Add to newsletter:
 1. Trash day holiday changes.
 2. Pick up dog waste in the center, fenced area.
 3. Parking: number of cars allowed per unit, maximum length of stay without moving car, and use of garage for parking.
 4. Board meeting dates and times.
 5. Gutter repairs.
 6. Option for second window cleaning, paid by homeowners.

Board of Directors

- A. Call for new directors:
 1. Matt Corbin - #9101
- B. Call for HOA members to vote to re-elect the current Board and add Matt Corbin.
First: Holly Timms
Second: Matt Huffman
Unanimously approved.

Motion to adjourn: 7:17PM

- First: David Hayes
Second: Ben Brennan