

Villas at Elk Run Board Meeting
Friday, June 28, 2024, 8:00 a.m.
Quarterly Meeting
Location: online

Board Members in attendance

Ben Brennan – Co-President
David Hays - Co-President
Zander Higbie - Secretary
Holly Upper - Treasurer
Melanie Doscocil - Board Member
Catharine Pieck - Board Member
Matt Corbin - Board Member

Call to Order: 8:06 a.m.

First: Melanie Doscocil
Second: Zander Higbie
Quorum established

Approval of March 22, 2024 Board Meeting Minutes

First: Ben Brennan
Second: David Hays

Old Business

Property Manager Report:

- A. Completed projects:
 - 1. Crack fill, seal coat and re-stripe entrances and parking area..
 - 2. Pressure washed garage doors and walkways.
 - 3. Notified residents of parking & trash rules and regulations.
- B. Current and near-future projects:
 - 1. Install speed bumps.
 - 2. Concrete pricing for 2nd floor patios.
 - 3. Landscaper is working on beds.
 - 4. Backflow inspection is taking place.
 - 5. Domestic backflow will be inspected the week of July 11.
 - a. Will require access to garages. Jason will notify at least a week in advance.

Financial Report

- A. Operating Expenses
 - 1. Financials were sufficient as of the last quarter.

2. Concrete: delivering new scope of work and then will make a decision.
- B. Loan
1. Payments will start July 1, 2024.
- C. Delinquencies
1. 2208: Received a notice from the HOA and the document will be delivered from attorneys.
 2. 4207: Doogan has received a repayment notice.

New Business

- A. Pillars on 9000 building were not painted. Matt will take pictures to send to Lauro as incomplete from painting project.
- B. Possibly install bushes in bed on the 9000 building, which is entrance to complex.
- C. A speed bump has been suggested near the 4000 building. Will look at options with Jason.
- D. Speed limit signs are down. Those will be reinstalled with a reduced speed of 5mph.
- E. Parking:
1. Suggestion made to use tags to encourage compliance, even if the tags are not enforced.
 2. A spreadsheet could track owners, tenants and tags.
 3. A notice on doors could notify owners/tenants of parking policy and possibility of upcoming tags. Will include parking policy changes decided at the March 22 Board meeting.
 4. Board agreed to start utilizing vehicle tags.
- F. Multiple lights around the complex are burned out. Jason will replace them.
- G. Additional gutters:
1. Ben will discuss with Jason the need for additional gutters on the 2000 building and other buildings.
- H. Watering schedule:
1. Jason will relay to the landscape company the possibility of reduced watering during cooler months.
- I. Matt will ask Stephanie about sending a notice about the possibility of direct debit for dues, and perhaps a small discount for direct debit.

Next Board Meeting Date

September 6, 2024, 8:00 am

Motion to Adjourn 9:03 a.m.

- 1st: Ben Brennan
- 2nd: Zander Higbie