

ELK RUN VILLAS CONDOMINIUM ASSOCIATION ANNUAL MEETING

October 16, 2015

The regularly scheduled Annual Meeting of the Elk Run Villas Condominium Association was held on Friday, October 16, 2015 at the Wilderrest Commercial Center. Present from Wilderrest [WPM] was Nicky Soupal, Community Manager.

The meeting was called to order at 11:34 A.M.

CONFIRMATION OF QUORUM

Pursuant to the Bylaws, the representation of more than twenty percent (3 units) is required to constitute a quorum. The unit owners noted below fulfilled said requirement:

<u>UNIT#</u>	<u>OWNERS PRESENT</u>	<u>UNIT#</u>	<u>OWNERS REPRESENTED BY PROXY</u>
9572	Lisa Frenzel	9571	Larry and Elenor Bonicelli
9577	Don Oatley	9574	Omar and Karen Janjua
9578	Rick Wright -	9579	9579 Elk Run Villas
9580	Kevin and Beth Crumpton		

The 2014 annual meeting minutes were reviewed.

APPROVAL OF MINUTES

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE MINUTES OF THE OCTOBER 17, 2014 ANNUAL MEETING WERE APPROVED AS WRITTEN.

REPORT OF BOARD

- New hot tub was installed.
- The Board is recommending that WPM perform in unit security checks one time per week.
 - Pinhole leaks in copper piping are causing damage.
 - Copper piping installed during original construction is sub-par.
 - Water mitigation and restoration is needed when leaks occur and are not caught right away. Idea is to catch leaks before water mitigation is needed.
 - Security checks will also help monitor appropriate heat in units and possible vandalism.

- A reserve study will be performed in 2016.
 - Major future expense is the roof and we need to know how much the HOA should save. The Board's intention is not to have special assessments.
- The berm behind the building is starting to erode.
 - Keystone shut off irrigation water because a valve was affecting the watering of the golf course.
 - A survey was performed this summer showing property lines, confirming the berm belonged to Keystone.
 - Keystone will now hydro seed the berm and spray for noxious weeds.

FINANCIAL REPORT

The September financials were reviewed. The Balance Sheet reflected a loss of current year operating income of (\$6,029.64) due to the plumbing and restoration repairs from several pinhole leaks. The current year reserve income is at a loss of (\$189.60) due to the new hot tub.

The 2016 budget was reviewed.

- A 10% dues increase was proposed to cover in unit security checks at one time per week.
- Plumbing and Heating and Repairs and Maintenance expenses increased \$1000.
 - It is recommended that when a ceiling is cut open to repair pinhole leaks that all exposed copper piping be replaced with pex line piping.
- The owners agreed to keep TV in the clubhouse.
- Reserve contribution will remain the same for 2016.
- Budgetary reserve expenses include a Reserve Study.

RESOLUTION: UPON MOTION MADE, DULY SECONDED, AND UNANIMOUSLY PASSED, THE 2016 BUDGET WAS RATIFIED.

MANAGEMENT REPORT

HIGHLIGHTED COMPLETED PROJECTS INCLUDE:

- Hot tub replacement
- Installed LED bulbs at exterior lighting
- Survey for property lines
- Roof inspection and repairs
- Water mitigation and restoration at units and amenities room
- Preventative maintenance of boiler
- Installed new valve at hot water tank
- Replaced copper piping with pex piping in unit closet
- Repaired damaged conduit wiring for garage door card reader
- Deck staining (Wilderness will touch up areas)

- Emergency exit light repair

PROJECTS IN PROGRESS:

- Dryer vent cleanings
- Security Checks- one time per week starting January 1, 2015
 - Owner closet keys/access (WPM will need before January 1, 2015)
- Staining of exterior doors

OTHER MATTERS

- WPM will add “No Ski Boots Allowed on Decks” to the Rules and Regulations and will post.
- Owners at the meeting requested contact information of all owners. WPM noted that permission from 100% of the owners would need to be given in order to have shared contact information on the website.
 - WPM will email all owners for permission and if 100% of owners do not approve, then the Board will create a listing of those that do.
- WPM clarified that the wireless internet in the clubhouse is for the clubhouse only and is not meant to share within units.
- WPM will pay more attention to weeds in the flower box and curbs.
- Lisa Frenzel is researching coded locks as a replacement to current Safloks.
- Thanks were given to the Board for their services and to WPM for doing a good job.

ELECTION OF DIRECTORS

Lisa Frenzel and Don Oatley expressed their willingness to continue serving on the Board. Lisa Frenzel noted that Larry Bonicelli would like to serve on the Board also.

RESOLUTION: BY PROCESS OF ACCLAMATION, DON OATLEY AND LISA FRENZEL WERE RE-ELECTED AND LARRY BONICELLI WAS ELECTED TO THE BOARD TO SERVE ONE YEAR TERMS.

NEXT ANNUAL MEETING DATE

The 2016 annual meeting is scheduled for October 14, 2016 at 11:30 A.M. at the Wilderdest Commercial Center.

ADJOURNMENT

The meeting adjourned at 12:55 P.M.

**THE ELK RUN VILLAS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS – POST ANNUAL MEETING
October 16, 2015**

The following officers were designated:

President	Lisa Frenzel
Vice President	Larry Bonicelli
Secretary/Treasurer	Don Oatley