

MINUTES: Elk Run HOA4 Annual Meeting, June 7, 2021 6:00p

HOST: *Board of Directors*

*Paul Dorius
Don Crim
Larry Ballash*

*Keiko Ito
Lee Johnson*

*Susanne Barnes
Steve Hicks*

PRESENT: *Quorum of 35 members including proxies*

*****Introduction:**

After a short social “meet & greet” Paul opened the meeting by welcoming everyone and asking for each attendee to introduce themselves, their unit number and years of ownership. He then thanked Keiko for her past presidency and Larry for his willingness to remain treasurer until we find a replacement.

Paul then introduced the Board members noting that the new office of Communications will now be in the hands of Keiko, replacing Lee who will be staying on as Trustee at Large for the remainder of the year.

The goals for the year were presented. Please see the slide presentation on the website for details regarding the list the accomplishments: budget, reserve accounts, reserve study, new accounting agent, RFP process, building maintenance, new policies & new Communications position.

*****Recruitment:**

Don Crim, VP then discussed the need to recruit new Board members on a more frequent basis. He explained the options of a more involved community versus hiring FCS as a full-time management company which would increase expenses. Don stressed the need to formulate a policy for term limits in order to spread the responsibilities among the association members and offer a more representative Board. By having more turnover we alleviate burn-out & stagnation and enjoy new & varied perspectives from other members. At this point he offered applications forms and 2 members indicated interest.

*****Building Maintenance:**

Steve Hicks presented the revised painting plan which differs from the previous 6 year painting cycle to an as needed basis. This will save on expenses and insure all buildings stay fresh in appearance. This year 2 full buildings and 3 partial buildings are scheduled along with some carpentry and repair of deck top rails. With a new contractor in place the expenses have decreased substantially; however due to increased materials costs this past year there may be unexpected additional expense. For future capital expenditures for maintenance please see the website slide that project these in more detail.

Steve explained the conundrum regarding our fire suppression system and will be informing members of its status within the next few month

*****Grounds Maintenance:**

Susanne thanked everyone for their patience with the late spring start up due to the turnover from GMS' sale to Eschenfelder Landscaping in mid April. She gave background on the letting of new RFPs to three bidders and the choice of Bolli Companies as our new contractor. All three proposals came in substantially higher than previous years which will put a strain on future budget projections with a 35% increase for landscaping. Snow removal RFPs will go out in late summer but it is expected those costs will increase also. She suggested that planned beautification projects may have to go on hold due to these increased costs even though additional monies were planned in the budget request for 2021.

*****Communications:**

Paul explained this new position entails publishing a quarterly newsletter, welcome baskets for new homeowners, website maintenance, promoting new Board member recruitment and promoting community events.

*****Insurance/Reserves:**

Paul presented the facts of the State mandated Reserve Study on a 3 year cycle. Given our present financial position we are in a strong (81%) but not ideal situation. With landscaping, building maintenance and insurance cost (35%) increases we cannot maintain that status with our present operating income. With much explanation and presentation charts regarding the budget, anticipated deficit, potential surprises and real cost of materials he laid our options going forward for the next 5 years for increasing dues.

#1: 12.5% with \$5,000 assessment #2: 15% with \$3,500 assessment

#3: 25% with no assessment #4: 0 increase; \$6,500 assessment

This was the basis for the vote to follow. Also on the ballot were summer parking policy implementation and a signage addendum. Please see the website for a tally of this year's voting.

A question and answer period followed with the majority of the discussion regarding the assessment time frame, landscaping and snow removal. Some homeowners have received a notice regarding insurance against possible water line problems between the buildings and the main. These issues are the responsibility of the HOA and covered under our general liability so no action is needed by the homeowner.

*****Meeting adjourned @ 8:00p**

