**Date:** March 13, 2024 @ 7 PM

**Attendance**

**FINANCIALS**

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| **ITEM** | **PRESENTER** | **TIME** |
| Discuss Reserve Fund options - see email sent on 2/12* Approval to move reserve funds. Focus on concrete funds and roof funds (will not need in 2024).
 | Tina | 10 |
| Updated financials * Unique challenge - anything above $25 million with limited options.
* Treating Utah like California (from a fire perspective) for insurance.
* “High wildfire risk”
* Mustang Loop due only covers water and ground maintenance - $175 a month.
* Cottage Loop - $250K worth of roof damage - they are expecting significant increases to insurance. Largest unit is 1850 sqft - $465/month. They have quarterly assessments for
* Pinebrook Pointe - $485 - 1200 sq ft
* How is Phase 3 only $350/month
* Elk Run Phase 2 - $554/month - $664 assessment.
* Wait to see what the data shows from the reserve study.
 | Tina | 10 |
| Dues increase allowed now* Bylaws allow for 5% increase without public vote.
 | Tina | 20 |
| Discuss A+ contract and performance/PayHOA* April discussion for contract renewal
* PayHOA - different portal for HOA dues. $50/month.
 | Tina | 30 |

**MAINTENANCE**

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| **ITEM** | **PRESENTER** | **TIME** |
| Roof Leak - Basrak repairs* No updates.
* Negotiate the repair.
* Waiting for an estimate for repair.
 | Adam | 10 |
| Fire Sprinkler - Basrak/K* Fire company coming on Friday to fix the head and leak in unit.
* Delta fire coming to Tina’s unit to fix leaking. Delta to be responsible.
 | Adam | 10 |
| Painting RFP* K working on contacting new painters post winter.
* Previous painters that want to work with Elk Run again.
* Discuss moving painting a year/two and continue as-needed maintenance.
 | Keiko | 10 |
| Gas/Water coverage* Adam to review and follow up.
 | Tina | 10 |

**LANDSCAPING & GROUNDS**

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| **ITEM** | **PRESENTER** | **TIME** |
| Barrios pushes - keeping track by HOA members.* K is keeping track.
* HOA members and volunteers for backup.
 | Tina | 10 |
| Proceed w year-round contract? * K to have a meeting and sign off is agreed.
* Have Benito give the 24/24 costs.
* Get year-round contract.
 | K | 5 |

**OTHER**

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| **ITEM** | **PRESENTER** | **TIME** |
| CC&Rs rewrite* Tina spoke with a lawyer and he expressed no concerns about rewriting.
* Two options:
	+ Full rewrite if more than 5+ sections needed to be reviewed.
	+ Targeted amendments.
* Tina to reach back out to the lawyer and get a fee for reviewing.
 | Tina | 30 |
| Set Annual Meeting Date* Discuss in April Board Meeting
 | All | 10 |
| Board timely responses - who plans to continue and can commit time?* For immediate response call or text.
 | Tina | 10 |
| CAI Membership* Will go in Adam’s name.
 | Tina | 10 |
| Board meeting frequency and timing | Tina | 20 |

**HOUSEKEEPING**

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**ACTION ITEMS**