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

**Attendance**

**FINANCIALS**

|  |  |  |
| --- | --- | --- |
| **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**

|  |  |  |
| --- | --- | --- |
| **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**

|  |  |  |
| --- | --- | --- |
| **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**

|  |  |  |
| --- | --- | --- |
| **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**

|  |  |  |
| --- | --- | --- |
|  |  |  |

**ACTION ITEMS**