

Elkstone HOA meeting

July 2, 2013

- Nicole Pieterse acting as moderator called the meeting order at 4:03 p.m. MST

Roll Call:

Board member Dan Dockray
Board member Lee Hooper
Board member Elizabeth Barth
Erin Neer
Nicole Pieterse
Wesley Lane - Unit 306
Mark Lee - Townhome #5

- Nicole notes this is a continuation of the meeting from June 18, 2013 and that a board discussion on the proposed budget has previously occurred.

Motion to approve the June 18, 2013 minutes: Lee Hooper proposed, Dan Dockray seconded; No discussion - all in favor

Motion to approve the budget: Elizabeth Barth proposed, Dan Dockray seconded; No discussion - all in favor

Next step procedurally: Circulated the budget to the members. Meeting within 14 days of circulation. Members have a chance to veto by a majority. There are three components to the budget.

Discussion regarding proposed financial policies and procedures: Board not prepared to discuss at this time

Discussion of Dan Dockray as Property Manager for the Townhomes: Dan will submit full contract

Reserve discussion: Lee Hooper discussed Elkstone as owner of all the utility lines and suggest reserves should include replacement and maintenance amounts. Questions: Can we turn the utilities over to MV? Does Trails Edge use any portion of these lines and as such contribute to the reserves?

- Discussion regarding ongoing dialogue with Trails Edge HOA regarding easement
- Discussion regarding TelSki proposed easement to mitigate the odor issue
- Proposal to adjourn at 4:51 p.m. MST: Lee Hooper proposed, Dan Dockray seconded, all in favor

Respectfully submitted by Elizabeth Barth, July 2, 2013