

Elkhorn Creek Lodges
2022 Annual Meeting Minutes
November 16, 2022 5pm

Call to Order

Jon Kennedy called the meeting to order at 5:03pm.

Board members present included Jon Kennedy, Deb Hensold (virtually), and John Richards (virtually).

Owners present: Katherine Lewis, Orville and Robyn Erlenbush

Owner present virtually: Alan Razzaghi, Jon Robinson, Deb Hensold, Aaron Swain, Laurie Simon Kaguni, Fred & Devonnie Stemp, Gregory Gault, Douglas Liva, Nick Abedi, John Richards & Shellea Swan, David Fisher, Michael Klein

Also present: Kael Wiltse; Scott Hammond, Mike Palmer (virtually), Shelley Henslee, Jamie Anderson, and Robbeye Samardich of Hammond Property Management.

Quorum was established with 100% of the membership represented in person, virtually, and by proxy.

Approval of the 2021 Annual Meeting Minutes

Deb Hensold made a motion to approve the 2021 annual meeting minutes. John Richard seconded the motion. Vote of the membership to approve the minutes was unanimous. The minutes from the September 3, 2021 Annual Owner's Meeting were approved as presented.

Financial Review

John Richards presented the 2022 financials to date and presented the proposed 2023 budget. There was discussion regarding the increase in insurance costs and he is shopping the options. The budget continues to add 10% to the Reserves. There was discussion regarding investing the Reserves for better returns.

Approval of the 2023 Budget

Jon Kennedy made a motion to approve the 2023 proposed budget. The motion was seconded by John Richards. All in favor and the motion carried.

Old Business

Short Term Rentals:

Jon Kennedy suggested the membership form a committee to review and establish rules and regulations for short term rentals that the entire membership could support. He asked for volunteers to participate in this committee. The following owners volunteered for the short term rental rules and regulations committee: Deb Hensold, Fred Stemp, Katherine Lewis, David Fisher, John Richards, and Laurie Simon Kaguni. Jon Kennedy tasked them with meeting and presenting the membership with their proposed rules and regulations. The committee will be starting from scratch to determine the short term rental

rules and regulations based on the needs and concerns of the entire membership. Once they have determined the proposed rules and regulations, they will be presented to the membership for approval.

Shelley Henslee will reach out to the membership to find out which units are used for short term rentals and who the current property managers are.

New Business

Security:

There is concern about the safety and security of the campus regarding unauthorized people having access to the building as well as rodents when the exterior doors are propped open. Jamie Anderson is receiving a variety of quotes for keypad installation on the exterior doors. The quotes will then be presented to the Board for approval.

There was a lengthy discussion regarding the necessity of Hammond Property Management to have access to each unit for the purposes of emergencies and annual inspections. Shelley Henslee will review HPM's records to ensure we have door codes or keys to each unit. She will contact owners who have not supplied that information.

Election of the Board of Directors

All three Board positions were up for elections. Several nominations were received and presented to the membership. Jon Kennedy, Deb Hensold, and John Richards offered to serve another term. Each candidate spoke briefly about their qualifications and desire to serve on the Board of Directors. In accordance with the Amendment to Declaration and Bylaws dated 11/05/2010 section 3, "The voting interest of each unit in all matters concerning the Association and/or the Condominium shall be equal to the other units with one (1) vote allocated to each unit." For the sake of confidentiality, each member was asked to text their vote to Shelley Henslee for tabulation.

2023 Board of Directors: All terms end in 2025.

Jon Kennedy

Katherine Lewis

John Richards

There was discussion regarding increasing the Board from 3 members to 5 members. Many members were in support of this change. Jon Kennedy explained that in order to increase the size of the Board, an amendment to the Declaration and Bylaws is required. It was also suggested that when an amendment is created, it should include the ability to stagger the 2 year terms.

2023 Annual Meeting

The 2023 Annual Meeting was scheduled for Wednesday, September 6, 2023 at 5pm.

Adjournment

The meeting was adjourned at 7:45pm.