

Enclave at Broadmoor Glen Board of Director's Meeting
January 14, 2015
Regular Meeting Minutes

Board Members Present: Pam Cartwright, Susan O'Hara, Arthur Suckling David Steward

Board Members Absent:

Other Persons Present: Kerry Cantrell with Z & R management.

Homeowners Present: Joan McIntyre

Call To Order:

The January 14th, 2015 meeting of the Enclave at Broadmoor Glen Homeowner's Association was called to order by President Susan O'Hara at 5:35 p.m. The meeting was held at 4443 Songglen Circle, Colorado Springs, CO 80906.

Open Forum:

Motion to adopt Joan McIntyre onto the board as the fifth member. Pam Cartwright moved to adopt and David Steward seconded to approve.

Approval of the May 14th, 2014 Minutes

Motion to approve the minutes as written was made by Pam Cartwright and seconded by David Steward

Motion passed unanimously on a voice vote by the board present.

Managers Report

Financial Report

Mr. Kerry Cantrell presented the finance report for December 31, 2014.

Operating cash currently held is	\$749.25
Total Reserve funds are	\$187,567.71
Total assets are	\$211,512.96
Total liabilities are	\$30,426.00
Total Net Worth is	\$181,086.96
Total Net Worth and Liabilities are	\$211,512.96

The budget is \$735 over budget. We have a CD maturing 1/15/15 and it was suggested we roll over \$18,000 to pay for the roof repairs and put the remainder in to operating funds. Susan O'Hara moved to accept the financial report which was seconded by David Steward.

Old Business

The resolution proposed by Arthur Suckling changing the amount amount of money the HOA will contribute to replace Trex Decks was accepted. This resolution will be presented at the next Meeting (3/11/15).

There was no change in the Board officer positions. All volunteered to remain in their current positions. Joan McIntyre will be Member at Large.

New Business

A Comprehensive report package was presented by Holladay Grace Roofing Reconstruction Inc. and given to all Board members.

Various questions were asked by members regarding the cost, necessity to replace all tiles or reuse current ones. We could reuse as much as possible and new ones where necessary. Tile vs steel roofs covering was discussed. There are 37 Buildings. It was asked if we would get a second bid if and when we went ahead with renovating roofs as they are needed. The answer was in the affirmative. Kerry Cantrell was asked if a report could be made of the oldest units and those repaired could be given for budgeting purposes. Kerry replied in the affirmative.

The Mountain High contract bid on the Juniper tree bid and the deciduous trees that need pruning. An increase of the budget up to \$3,000 was suggested.

Water invasion to 4555 Songglen was an issue. An engineers report and recommendations to solve the problem was suggested and approved.

Pam Cartwright gave a report on the progress of the HOA Directory. There are still a few who have not replied for various reasons and she would try again to communicate in an effort to obtain a reply.

Next Meeting

March 11, 2015 at 4571 Songglen Circle, host Pam Cartwright.

Motion to adjourn the meeting was proposed by Arthur Suckling at 6:10 pm and seconded by Susan O'Hara.

Respectfully Submitted,

Arthur Suckling, Secretary