

## **Enclave Broadmoor Glen Board Meeting**

### **July, 14, 2016 Regular Meeting Minutes**

**Board Members Present** Vice President, Roy Berg , Pam Cartwright, Ardith Hamilton and Arthur Suckling. Board Member Absent: Susan O'Hara

**Other Persons Present:** Kerry Cantrell of Z & R Property Management and Ronda Ashley of C.B. Insurance

**Homeowners Present:** 13 Homeowners were present:

Meeting was called to order at 6:00 p.m. by Vice President Roy Berg at 4430 Spiceglen Drive. The minutes of May 27, 2016 meeting were approved with corrections by Roy Berg and seconded by Pam Cartwright.

#### **Open Forum:**

**Ronda Ashley** of C.B. Insurance was asked to present the conditions and limitations of the insurance covering the Association. Of particular, due to the many roof repairs last year she detailed the specifications the insurance policy we carry covers. Colorado is rated #2 for the worst claims in the country. Some insurers have left the state and the rates continue to rise with deductibles increasing also. Roof leakage due to age is not covered. A claim must have a sudden and accidental incident to be covered.

**Karen Orazem** of 4407 Songglen Circle, presented a letter from RMG Architectural Structural Geotechnical company of Colorado Springs. The letter gave a lengthy detailed report of the on-going problem of "foundation settlement likely due to poor drainage conditions." A list of recommendations was included in the report.

Karen asked the Board to "partner with her" in sharing the expenses. Kerry Cantrell noted that it was an HOA and Board responsibility as well as the owner. The cost estimate was between \$1,400 and \$1,800 and would the HOA pay the other half. Further input from Kerry Cantrell was sought about setting a precedent by partnering and it was determined the we would not be setting a precedent. Two estimates have to be presented to the board for discussion and approval.

#### **Financial Report:**

Vice President Berg proposed we accept the financial report as in the Meeting Package from Z & R Management. The proposal was agreed to unanimously by the Board.

## **Old Business**

A broad and general discussion ensued about various problems with drainage, daylight downspout and vent locations. Consensus of the need for a clear map of all daylight locations was agreed to. Vice President Berg confirmed the we would like to get an estimate.

**NOTE: Contact Jim Purdy to see if he has a map of vents.**

Concrete repair: Unanimous Board permission was given to replace the deteriorated concrete deemed necessary by Kerry Cantrell and Arthur Suckling. A decision had been overlooked from a previous meeting.

## **New Business**

Mr. Harlen Else of 4459 Spiceglen Drive Requested permission to re-locate a drain and daylight towards a new draining area. Permission was granted with the conditions of the workman have the appropriate insurance and certification.

Kerry Cantrell noted the H.O.A. has insurance and workers compensation for the area just in case a need arises.

A letter from Weisburg Landscape Maintenance was presented outlining the variations in weather, the amount of water used to keep the grass free. This was a variable that needs constant juggling. Savings could be made with a little less watering if the community was willing to live with some brown patches in the grass. The brown areas would not mean the grass was dead and quickly revives with watering. Discussion on the expense of watering and a the decision by consensus was: Watering seemed about right now and let us see how it goes. The Bord will communicate through Kerry Cantrell to facilitate any changes.

**Annual Yard Sale:** August 6, 2016 from 8 - 4 has been set aside for the yard sale.

**The Next Meeting:** Scheduled for Wednesday Sept. 14, 2016 at 10:00 a.m. venue, Roy Berg's home, 4463, Spiceglen Drive.

Motion to close the meeting Roy Berg proposed to close the meeting at 7:35 p.m. seconded by Pam Cartwright.

Respectfully submitted by Arthur Suckling, Secretary.