

## **Enclave at Broadmoor Glen Board of Meeting**

**May, 27 2016**

### **Regular Meeting Minutes**

#### **Board Members Present**

President, Susan O'Hara, Pam Cartwright, Roy Berg and Arthur Suckling.

Board Member Absent: Ardith Hamilton

Other Persons Present: None

Homeowners Present: Joan McIntyre

Meeting was called to order at 10:01 a.m. by President Susan O' Hara at 4438 Spiceglen Drive.

Mr. Kerry Cantrell of Z&R Property management was unable to attend due to ill health.

#### **Open Forum:**

Joan McIntyre presented several suggestions regarding communications within the Association.

We have an increasing number of renters in the neighborhood, which is bringing about change. In order to help everyone be knowledgeable of the HOA requirements the following suggestions were proposed.

1. The board post a sign advising of time and date of board meetings on the Wednesday prior to the meeting. A board member's phone number should be available for interested people to contact. The Mailbox locations were suggested as a suitable place for this information.
2. Update the neighborhood directory when new people or renters move in with names and phone numbers. A single sheet of paper should suffice for this update.
3. When contacting new people, hand carry a copy of the Rules and Regulations for them to be appraised of.
4. Z&R generate a meeting once a year to inform renters of the Rules and Regulations.
5. Joan expressed the idea of changing the C.C.R's to reflect homeowners only be allowed to purchase property in the complex and not have them purchased as a rental investment. Susan O'Hara will check into the practicality of that again.

6. HOA should have a copy of the lease when rentals do take place and ensure we have relevant contact information. Home owners are responsible for informing their renters or the rules and ensure compliance. Comments were made that a problem exists of Z&R and HOA are not in effective communication in regard to the renters.

### **Approval of March 11, 2016 Minutes.**

The minutes were approved by Susan Ohara and seconded by Pam Cartwright.

### **Financial Report:**

President O'Hara presented the finance report and review of the Balance Sheets for period ending 4/30/16

Operating Cash currently Held	\$ 9,477.48
Total Reserve Funds	\$111,302.14
Total Assets	\$149,795.62
Total Liabilities	\$ 40,504.00
Total Net Worth	\$109,255.62
Total Net Worth & Liabilities	\$149,795.62

Members mentioned the expenses of Insurance rising, and general maintenance increasing with Mud Jacking, concrete repair, roofing, grass and watering. These are typical maintenance items in our aging facility.

Arthur Suckling commented that although we had a rise in dues last year we do not appear to be gaining very much in the reserve fund. He suggested we need to peg increases in dues to the annual rate of inflation just to stay even. Then consider small increases that are dedicated to be put into reserve funds to account for an aging facility.

The general conversation the need to be more fiscally aware of the cost of the repairs. The example was cited of the door behind the northern mailboxes on Songglen Circle where young people were hanging out smoking. The cost to fabricate a door of \$725 seemed very high considering the size and materials.

It was agreed that quotes for this sort of work should be approved by the board prior to final commitment for the work to be done.

### **Old Business**

The board agreed to renew the contract of Weisberg Landscaping. Pam Cartwright propose to accept seconded Susan O'Hara.

## **New Business**

The suggestion that we enquire to the possibility of having area representatives was proposed. This was thought to be a good idea and need addressing next meeting to see if it was practical and workable.

Pam Cartwright proposed that we begin using our insurance to cover large bills due to flooding and roof repair. We continually get an increase in costs and are still paying out of our funds for the work to be done.

Arthur Suckling will look into insurance for “Special Assessment” coverage. Roy Berg noted it is very cheap and well worth while for homeowners to obtain.

Pam Cartwright suggested we look into having a discussion regarding conditions and options of insurance with CB Insurance.

**The Next Meeting:** Scheduled for July 14, 2016 at 10:00 a.m. venue, Ardith Hamilton, 4430 Spiceglen Drive

## **Motion to close the meeting**

Arthur Suckling proposed to close the meeting at 11:18 a.m. seconded by Susan O’Hara.

Respectfully submitted by Arthur Suckling, Secretary.