

**8/11/17**

**Enclave at Broadmoor Glen Board of Director's Meeting**

July 31, 2017 Special Meeting Notes

**Board Members Present:** Roy Berg, Ardith Hamilton, Karen Orazem, Nancy Schwanz and Gene Staab

The July 31, 2017 meeting began at 1:30p.m. at Swirly Cow.

**Purpose:** The board met to discuss and develop suggested guidelines for front patio additional enclosures to supplement the installed iron fencing. There are legalities about requiring owners to remove enclosures that have been installed for over a year. This is referenced in Colorado State Law CRS, Section 38-33.3-123(2). This law supercedes all HOA CCRs.

Nancy will draft an informational letter to be sent to all owners/residents reinforcing and citing Broadmoor Glen's CCRs about enclosures and unsupervised animals. Also, included will be a link to the HOA website and where to find the CCRs on it.

**Internal Use Only:** Board Suggested Guidelines for Existing Enclosures Installed Prior to July 12, 2017. Board discretion may waive any or all guidelines.

- Enclosures are to be 18" in height
- Beige or metal panels are to be used
- Panels must be installed inside the existing fence using zip ties (clear or black)
- Zip tie ends that are not in use must be cut off
- Owner/resident will maintain the supplemental fencing
- Should the current owner/resident move, any supplemental fencing inside the courtyard must be taken down
- When the existing iron fence is scheduled for painting, the owner/resident is required to take down the supplemental fencing so it will not interfere with the maintenance process.

There was a brief discussion about the replacement of the roof jacks, hiring an independent inspector to verify the need for replacement and payment. Karen suggested that Kerry ask Holladay Grace if we could pay in 3 installments with no carrying charges or interest.

Meeting concluded at 3:30 p.m.

Ardith Hamilton, Secretary