

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

**Stratmoor Hills Fire Dept.**

December 18, 2019

2:30pm

Board Members Present: Jim Anderson, Secretary Treasurer, Emma Pinell, Les Saylor

Z&R Management Present: Kerry Cantrell

Invitees: Holladay Grace Roofing

- I. Call to order
  - A. Jim Anderson called the meeting to order at 2:32pm
- II. Open Forum
  - A. Members were invited to discuss any items that weren't on the agenda.
    1. Larry Hardie (LH) – 4439 SP – Asked the Board (BD) to identify HOA members that are involved in the litigation against the BD and when the litigation would be complete. Jim Anderson (JA) replied that BD could not disclose the parties and completion of the litigation was unknown.
    2. LH also asked about rental properties and BDs position on them. He said that they have a neighbor that runs a business out of their home and has a plow truck blocking the sidewalk. Kerry Cantrell (KC) replied that the HOA has no limit on rental properties and to contact him with renter complaints and he would take them up with the property owner.
    3. Nancy Steward – 4435 SP; Paul O'Hara – 4438 SP – voiced the same renter complaint.
    4. One member made a lengthy statement regarding her thoughts that the litigation was causing disharmony in the community and was concerned that this would cause home values to decline.
- III. Approval of minutes from last meeting
  - A. JA pointed out that the current BD were not members at the last board meeting. Les Saylor (LS) moved to accept the Minutes. Emma Pinell (EP) seconded. Minutes were approved.

IV. Finance Report

A. KC presented the October/November finance report. No questions were asked. LS moved to accept the report. EP seconded. Motion passed.

V. Manager's Report

A. KC presented the Work Order Report. Discussed the status of the window replacements.

B. KC presented the YTD General Ledger. Questions regarding insurance payments and 5% holdback were asked. KC explained the insurance and holdback status. EP asked what the \$ amount of the holdback is. KC did not have that answer. The 11/30/2019 balance sheet shows the reserve fund at \$140,849.03.

C. KC presented an update on Legal Collections. There are currently 3 homeowners that have not paid the roof replacement assessment.

VI. New business

A. Les Saylor & Emma Pinell announced that they have a conflict of interest due to their participation in litigation against the HOA and Z&R Management. Both stated that they could not be involved in discussions regarding the litigation.

B. Election of Board Officers

1. EP nominated JA as President. Jim Anderson accepted the nomination and was elected President.

2. LS nominated EP as Vice President. Emma Pinell accepted and was elected Vice President.

3. JA nominated LS as Secretary/Treasurer. Prior to accepting the nomination LS addressed the members and pointed out that the bylaws allow that the Secretary can be a non-board member and solicited their help. None stepped forward and LS accepted the nomination and was elected Vice President.

C. Repairs & Snow Guards

1. Holladay Grace Roofing President Mike Wilhelm (HG) discussed snow guard options, including a 3<sup>rd</sup> quote that was significantly higher than previous quotes. HG said that the cost would be approximately \$2000-3000 per homeowner. HG suggested that they would not be able to start a snow guard project for several weeks due to labor shortages.

2. All members present agreed that the snow guards are necessary and would pay their share. Several members discussed distributing the assessment based on square footage vs. equally.

3. The question of paying for the snow guards came up and KC suggested levying a Special Assessment that would require 51% of the homeowners to approve. JA suggested that the BD meet to discuss the quotes and payment options. JA also suggested due to the time it will take to pass a Special Assessment we target spring to start a snow guard project.

4. HG offered to supply roof rakes so homeowners could individually manage the snow falling off of their roofs until installation of the snow guards is complete. The members present seemed to accept this as a viable alternative.

D. Window Project / Window Well Covers

1. HG stated 12 houses were complete with 1 with rotted wood that needed replaced. General feeling was that the window replacements were going well.

2. Jim Parsons – 4517 SG – has a window well cover that has been damaged due to snow falling off of his new roof. He feels that the damage was due to the roofing material used for the repair. BD voted to provide temporary cover (plywood) and table a decision on replacing the cover until the snow guards addressed.

VII. Other Items

A. JA suggested that we conduct a Reserve Study to determine the financial status of the HOA

VIII. Adjournment

A. The meeting was adjourned and 4:40pm.