

# **DRAFT**

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

January 11, 2017 Regular Meeting Minutes

**Board members Present:** Roy Berg, Ardith Hamilton, Karen Orazem, Nancy Schwanz and Gene Staub

**Excused:**

**Other persons Present:** Kerry Cantrell – Z&R Property Management

**Homeowners Present:** Joan McIntyre, Susan O'Hara, David and Nancy Steward and Arthur Suckling

The January 11, 2017 meeting began at 10:00am. at Swirly Cow.

**Officers:**

After a brief review of officer responsibilities, Officers for 2017-2018 were nominated and elected.

Nancy Schwanz, President  
Gene Staub, Vice-President  
Karen Orazem, Treasurer  
Ardith Hamilton, Secretary  
Roy Berg, Director-at-Large

**Minutes:**

Minutes from the September 7, 2016 board meeting were reviewed with one spelling correction "Cheyenne Roofing". The minutes were approved with the correction.

There was a discussion about the rear fencing installed by some homeowners with pets. These are not compliant with the CCR. A notice will be posted in the newsletter that these must be taken down. Further discussion about existing front patio enclosures (considered a limited common area) was suspended until the spring.

**Finance Report:**

Kerry reviewed the 2015-2016 year-end financials. Motion by Ardith Hamilton to approve; second by Nancy Schwanz.

**Manager Report:**

All unit roof damage from the high winds earlier in the week is being assessed by Holiday Grace Roofing. Kerry will forward their estimates (total roof replacement vs. repair) as soon as he receives them. Based on these estimates, the board will be able to make an informed decision as to how pay for the damage. All landscape clean-up is being done by Weisberg.

**New Business:**

The 2017 Mountain High Tree Care contract with a minor fee increase and maintenance suggestions for pests and disease were approved. Motion by Karen Orazem; second by Nancy Schwanz.

Nancy Schwanz and Ardith Hamilton, as individuals, have attended meetings with the new organization, Broadmoor Bluffs Neighborhood Association (BBNA). This new group is representative of all of the D-12 school district with a focus on the low income housing to be built behind the shopping center at Academy and Broadmoor Bluffs. Concerns include increased traffic, school impact, crime, property values and management oversight. A general information meeting will be held on Monday, January 23, 6-8pm, at Pinon Valley Elementary School. All are welcome to attend.

The next scheduled board meeting will be March 8, 2017 at Swirly Cow.

Meeting adjourned at 11:00 a.m.

Ardith Hamilton, Secretary