

## **Enclave at Broadmoor Glen Board of Director's 1-9-2019 Meeting**

The meeting convened at the Swirly Cow at 10:00 a.m. All Board members, Z&R Property Manager Kerry Cantrell, Representatives from Holladay Grace and Travelers Insurance, and 6 homeowners were present.

The Board Officers were elected for 2019 and are:

President - Susan O'Hara  
Vice-President - Pam Cartwright  
Treasurer - Karen Orazem  
Secretary - Roy Berg  
Director-at-large - Arthur Suckling

The Minutes from the Sept 2018 meeting were approved.

Kerry reviewed the 2018, Jan thru Nov, financials.

As an update to what is going on regarding repairing the damage caused by the August 6th 2018 hail storm, the representatives from Holladay Grace and Travelers Insurance each explained their role in the repair process, the progress which has occurred and what the next actions will be taken. They fielded questions and concerns from the Board members and the audience with some very helpful information and answers. Holladay Grace is waiting for the Board to approve their contract and give them the approval to start their work on the repair effort.

As listed in the letter from the Z and R Management to all Enclave at Broadmoor Glen Owners, dated 10-15-2018, the anticipated cost of repairing the damage caused by the hail storm is \$2,605,262.35. The insurance policy deductible is \$1,661,824.80 which the HOA must pay. The Board had determined that to obtain this amount, a special loss assessment would be required of each owner for \$21,867. The Board reviewed the current and planned financial progress of the Loss Assessment collection and determined that Holladay Grace could start with their repair plan. Their contract was approved by the Board and the pre-planning is underway. The main part of the repair is to completely replace the concrete roof tiles. The Board approved upgrading to a Bellaforte Slate composite tile by DaVinci which is stronger and will provide increased protection from the weather than the current concrete tiles, at NO additional cost to the HOA.

It was requested that more information be provided, in a timely manner, so everyone could stay informed. Z and R Management agreed to release an E-mail to all residents as information is available. Reactivation of the bulletin board, located by the north mailboxes on Songglen, is also planned.

Board meetings are tentatively scheduled for the 2nd Wednesday of every other month, starting in January, at 10:00 AM except the yearly meeting in November, which is scheduled at 7:00 PM.

Meeting was adjourned at 11:35 a.m.

Roy Berg, Secretary