

Enclave at Broadmoor Glen

Board of Directors Meeting

Stratmoor Hills Fire Dept.

January 8, 2020

6:00pm

Board Members Present: Jim Anderson, President, Emma Pinell, Vice President,

Via Phone-Les Saylor, Treasurer/Secretary

Z&R Management Present: Kerry Cantrell

- I. Call to order
 - A. Jim Anderson (JA) called the meeting to order at 6:00pm
- II. Open Forum
 - A. Members were invited to discuss any items that weren't on the agenda.
 1. Sandy Hall (SH) – 4451 SP – Asked the Board (BD) if we could have the open forum at the end of the agenda. Board agreed to discuss.
 2. A few property owners wanted us to know that they think Ryan Bjertness from Holladay Grace Roofing (HGR) gives A+ service.
- III. Previous Minutes
 - A. Les Saylor (LS) moved to accept the Minutes. Emma Pinell (EP) seconded. Minutes were approved.
- IV. Finance Report
 - A. Kerry Cantrell (KC) said that December Financials will be closed by next week and will be emailed to the Board and posted to the website then.
- V. Manager's Report
 - A. KC said there were no work orders. KC said the year end closeout was not completed. KC presented an update on Legal Collections. There are currently 2 homeowners that have not paid the roof replacement assessment.
- VI. Old business
 - A. Snow Guards

1. The Board is waiting for HGR President Mike Wilhelm to find an HOA community in town with the same D’Vinci roof system as BG, with snow guards installed. At that point the Board can meet with: HGR, KC, Snow Guard Company, and the D’Vinci Reps to ask questions and see snow guard contracts. The Board is hoping to meet on January 17, 2020.
2. Arthur Suckling -4443 SG- asked why the snow guards weren’t installed at the time of the new roof. JA replied that logic isn’t the issue and there will continue to be back and forth and finger pointing but it’s too late, the contract was already signed and we must move on. EP replied that we still would have had to pay for the snow guards either way but if we would have known they were needed with this roof material we could have chosen a different material, JA agreed.
3. SH stated that the issue is with HGR who knew about the snow sliding issue and continued to order and install the D’Vinci material anyways.
4. JA stated to the HO’s that it seemed to be a general consensus, asking if we should sue someone. Most HO’s said yes. JA said the Board will check with our attorneys to see if there is a lawsuit here.
5. HO’s wanted to know where the snow rakes where and who would be storing them. The Board will follow-up with HGR.

VII. New Business

A. Litigation Committee Charter

1. JA explained the Resolution and Charter of the Establishing a Litigation Committee Charter. Currently JA is the only member of the committee because of LS and EP’s conflict of interest in the litigation. JA told the attorney he wouldn’t sign the Resolution without discussion amongst the Board and HO’s. Les Saylor (LS) moved to accept the Resolution. Emma Pinell (EP) seconded. Resolution was approved.
2. Several HO’s voiced concern about how much the pending lawsuit is costing them and wanted to know why insurance wasn’t paying for the lawsuit. KC stated the HO’s weren’t paying more for the fee’s but the same. The HO’s wanted to know the amount of the lawsuit to date. KC said he didn’t know that figure off the top of his head.
3. HO’s want more of a voice regarding the lawsuit and would like to be able to talk to counsel. JA said he would consider any volunteers for the committee to allow them more understanding.
4. Nancy Schwanz -4434 SP- wants to volunteer for the committee.

B. Website & Newsletter

1. EP asked for KC to start up our community newsletter again and posting it monthly to the website as well as email out to all HO's. KC said he would mail it out to the HO's that don't have email, which he said is only about 5-6 people. Discussion about content. KC said he will start in January and email to the Board for approval before posting.
2. EP asked if KC could post events and meetings to the calendar on the website as well.
3. Elaine Lanier -4411SP- and NS volunteered to update the HO's directory.

C. Reserve Study

1. EP asked if we need to have a new Reserve Study done on the community because the last one was from 2011. JA and many HO's said no because it is too costly and we don't have the reserve's to execute it. EP asked if there were ever any capital improvements completed from the reserve study and how the reserve fund was managed through it. KC said nothing was ever done with the study but all capital improvements are on a revolving schedule. JA said the HOA never had enough in the reserves account to follow the study.

2. Susan O'Hare said we don't need a reserve study but we need to revamp our CC&R's and create a fund for repairs. She said that the HO's need to take more responsibility for their own home repairs and stop asking the Association to fix things that aren't Association assets. She suggested forming a committee to make the changes to the CC&R's. AS stated that they started this process in 2017 but nothing ever happened with it. JA asked him to send him further information on what they had started in 2017. KC reminded the HO's that this is a costly process.

D. Contract Renewals

1. JA asked KC to have all contracts expire on 12/31. KC said it is difficult to accomplish because of the season's with the landscapers. There will be discussion amongst the Board at a later date.

E. Annual Financial Audit

1. EP asked when the last audit was done and KC said the Board has only asked for reviews to be done because audit's are costly. EP asked that an audit be done this year. The board will discuss in the next week.

F. Mailboxes

1. AS asked if the mailboxes were broken into and KC didn't have that information. He only knew that it was either the mailman who didn't close the back or they could have been vandalized, he wasn't sure. KC said there was no damage and no reports from HO's regarding any missing mail. KC said that we have flown under the radar regarding the Association having to

replace them because it is very costly. LS said that the USPS is responsible to replace keys and fix any damage to the mailboxes at this point. AS asked if we could take down the sides of the large SG mailbox and/or add more light for security. KC said the sides protect the mailboxes from the sprinkler system so probably not. The Board will discuss this at a later date.

Adjournment

The meeting was adjourned at 7:37pm.