

ENCLAVE AT BROADMOOR GLEN HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES

BI-MONTHLY MEETING

The regular bi-monthly meeting of the Enclave at BG Board of Directors was held on Wednesday, January 13, 2021. Meeting was called to order at 4:00pm via a web meeting service.

ROLL CALL

Jim Anderson– President

Scott Thompson-VP

Christine Magno- Sec

Excused absence: Joan Teslow- Treasurer

Kerry Cantrell- Z&R Property Management

HOMEOWNERS FORUM

15 Homeowners were in attendance. There was discussion about snow removal, painting and the upcoming roof replacement project

PREVIOUS MINUTES

Minutes from the September 2020 meeting and a special meeting in December were reviewed and approved.

COMMITTEE REPORTS

None

FINANCE REPORT

Mr. Cantrell reviewed the financials for November and December 2020. The Association ended the month of December with total assets of \$145,443.70. The balance consisted of a total of \$32,047 in the Cash Operating Account, in Reserves \$79,253 and Accounts Receivable at \$153,147 (loss assessment). The prepaid dues were \$20,303. On the Budget Comparison the Association is \$57,103 over budget for the year in operating expenses.

MANAGER'S REPORT

Mr. Cantrell presented the general ledger and work order report.

NEW BUSINESS

- The Board reviewed information on rescheduling the terms of multiple contracts to reflect a January 1 renewal date annually. They will subsequently review the individual contracts for approval.
- The Board voted to appoint Susan Fulbright as a non-Board member recorder to take meeting minutes going forward.
- The Board voted to appoint Shaney Shaffer to the Board to fill out the seat vacated by Les Saylor.

UNFINISHED BUSINESS

None. The letters and other correspondence were reviewed and discussed.

ADJOURNMENT/NEXT MEETING

There being no further business, the meeting was adjourned at 5:10 pm. The next meeting will be on March 10, 2021 at 4 pm.

The Board retired to Executive Session to review a legal matter.

Respectfully submitted,
Kerry Cantrell, Property Manager