

7/25/17

Enclave at Broadmoor Glen Board of Director's Meeting

July 12, 2017 Regular Meeting Minutes

Board Members Present: Roy Berg, Ardith Hamilton, Karen Orazem, Nancy Schwanz and Gene Staab

Other Persons Present: Kerry Cantrell – Z&R Property Management
Jeremy Hughes - Weisburg

Homeowners Present: Arthur Suckling, Nancy Cosier, Doug and Minda Robichaud, Steve Lawson

The July 12, 2017 meeting began at 1:30p.m. at Swirly Cow.

Open Forum:

Jeremy Hughes discussed the irrigation challenges with the old system, i.e. pressure issues, replacement costs, cost to add another tap, costs to convert the center green space to native landscape, watering schedule and maintenance.

Courtyard lattice/screening: The homeowners present had a vested interest in this agenda item. All were open to alternative solutions the board would suggest. There is a one-year statute of limitations on any external modifications not addressed within that time frame. The board scheduled a working session on Monday, July 31 at Swirly Cow at 1:30pm to work out a solution to resolve this issue.

Minutes:

Minutes from the May 10, 2017 board meeting were approved.

Finance Report:

Kerry reviewed the 2017-2018 year-to-date financials.

Total assets: \$129,335

Total Liabilities: \$15,546

Financials were approved. .

Manager Report:

Kerry reviewed the work orders for repairs, YTD ledger and Collections.

New Business:

Roof Seals: The seals around the heating stacks and plumbing jacks on all the roofs need to be replaced due to age. The board requested a second quote.

Concrete Proposal: There are no areas that need removal and replacement. Some concrete unevenness will require mud jacking. The board approved a contract for this.

Iron Fence Painting: This item will be included in the 2018 budget.

Garage Sale Date: Saturday, August 5, 2017 from 8:00 am to 1:00 pm.

Mail Stand/Timer Housing Maintenance: The slant roof needs repair.

4442 Spiceglen Window Replacement: At the owner's expense, the board approved replacement of their basement window. Their request for enlargement and replacement of their octagonal bathroom window was denied.

Paint/Deck Stain Schedule: This will begin the first two weeks of August.

Letters/Correspondence:

All concerns have been addressed.

It was suggested that the board meeting dates be posted at the mail boxes.

There was no update on the neighborhood directory. Ardith will talk to Pam.

The next scheduled board meeting will be Wednesday, September 13, 2017 at 1:30pm at Swirly Cow.

Meeting adjourned at 2:50 p.m.

Ardith Hamilton, Secretary