

# 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, July 8, 2020. Meeting was called to order at 6:01pm via a web meeting service.

## ROLL CALL

Jim Anderson– President  
Les Saylor- Secretary/Treasurer  
Kerry Cantrell- Z&R Property Management

**HEARINGS:** None

## HOMEOWNERS FORUM

- There were no members in attendance.

## PREVIOUS MINUTES

- Minutes from the May 2020 meeting were reviewed and approved.

## COMMITTEE REPORTS

None

## FINANCE REPORT

Mr. Cantrell reviewed the financials for May and June 2020. The Association ended the month of April with total assets being \$230,820. The balance consisted of a total of \$15,343 in the Cash Operating Account, in Reserves \$85,782 and Accounts Receivable at \$124. The prepaid dues were \$19,339. On the Budget Comparison the Association is \$2,559 under budget for the year in operating expenses. The reserve allocation for April was made.

## MANAGER'S REPORT

- Mr. Cantrell presented the general ledger. The work order report showed the Deck rebuild at 4339 SG has been delayed due to Covid-19. We have \$27,774 in bad debt deemed by attorneys to be uncollectable, putting us over budget by \$30,170.

## NEW BUSINESS

- Board discussed allowing a community garage sale not sponsored by the HOA We would waive the garage sale restrictions for 7/26-27. Residents can hold their own garage sale on these days. Motioned and approved.
- The Board discussed the Annual Meeting and whether we can find a venue that would allow such a meeting in light of Covid-19 restrictions. Mr. Cantrell suggested, in lieu of a face to face meeting, sending out a Directed Proxy to residents with all items that required a vote of the residents at least 30 days prior to the meeting date. Agreed to start planning various options for the Annual Meeting, to include a webmeeting option..
- Mr. Cantrell suggested holding a special Budget Meeting in the next 60 days. Mr. Anderson suggested that we budget for future deck repairs vs. funding from reserves. This will be discussed during the Budget Meeting.
- The Board discussed current and forecasted insurance costs and how we plan for the increases.
- The Board discussed how we handle the issue of snow guard funding and approval by the residents. Mr. Anderson proposed we hold a vote of the community on a Special Assessment to fund the snow guard installation. The Board will move forward based on the vote. Mr. Cantrell will compose the ballot and send them to the community. We will try to get the vote completed before the September 9 Board Meeting.
- Mr. Anderson asked if we have gotten any pricing on Smart Controllers for the sprinkler system. These would help control water usage during rainstorms. Mr. Cantrell agreed to get information and pricing.
- Mr. Saylor requested that we put an agenda item on the next meeting agenda to discuss the greenbelt and options to reduce our expenses by moving towards Xeriscape in these areas.

**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 6:39 pm. The next meeting will be on September 9, 2020.

Respectfully submitted,

Les Saylor, Secretary Treasurer