

Enclave at Broadmoor Glen Board of Director's Meeting

March 11, 2015

Regular Meeting Minutes

Board Members Present: Susan O'Hara, David Steward, Joan McIntyre,
Pam Cartwright

Board Members Absent: Arthur Suckling

Other Persons Present: Kerry Cantrell – Z&R Management

Homeowners Present: Nancy Schwanz

Call To Order:

The March 11th, 2015 meeting of the Enclave at Broadmoor Glen Homeowner's Association was called to order by President Susan O'Hara at 5:30 p.m. The meeting was held at 4571 Songglen Circle, Colorado Springs, CO 80906.

Approval of the January 14th, 2015 Minutes

Joan McIntire noted the following discrepancy: Correction to the Minutes regarding the CD maturing 1/15/15. It should read that it was suggested we redeem the \$18000.00 to pay for roof repairs instead of roll it over. After further discussion and noting that as of the March 11th, 2015 meeting, the CD had not been redeemed and the additional funds were not needed as of this date, it was agreed by the board to leave the Minutes as stated and to roll the CD over and not redeem.

Also need to correct the date under **Call To Order** to January 14th, 2015 not July 9th, 2014. With the changes noted and the Board in agreement, Joan McIntyre moved to approve the January 14th, 2015 Minutes with changes noted and David Steward seconded.

Open Forum:

Joan McIntire suggested that Mountain High give a cost/quote per Juniper to trim. Joan has 7 trees that require trimming about 4-5 inches. Joan to walk the properties to get a count of trees needing trimming. Kerry to have Mountain High call Joan to set up a time to meet and discuss the tree count and trimming needs.

Managers Report

Financial Report

Mr. Kerry Cantrell presented the finance report and review of the Balance Sheets for period ending February 28, 2015.

Operating cash currently held	\$ 1445.42
Total Reserve Funds	\$192,857.87
Total Assets	\$228,224.08
Total Liabilities	\$ 29,846.00
Total Net Worth	\$198,378.08
Total Net Worth & Liabilities	\$228,224.08

Year-to-date, the HOA is currently \$5696.00 under budget.

The A/R report and check history were reviewed.

Pam Cartwright moved to approve the financials and David Steward seconded.

It was noted that there is severe concrete crumbling in front of 4410 Spiceglen Drive. Kerry will be doing the Spring walk through the property in April and will be making notes of any and all concrete requiring attention.

There are no legal collections as of February 28th, 2015.

Snow removal was discussed and it was noted that Weisburg is doing a good job of keeping the sidewalks and streets cleared.

Joan McIntyre moved to approve the Trex Deck Resolution and Pam Cartwright seconded. It is ready for signature by President, Susan O'Hara and Secretary, Arthur Suckling. With Arthur out-of-town, Susan will sign and Kerry will meet with Arthur to obtain his signature upon his return.

David Steward asked if we could have delivery of the yellow wrapped newspaper advertisements stopped. Pam Cartwright to contact Gazette to notify them to stop delivery to the Enclave.

A new window request has been made for 4479 Songglen Circle. It was agreed to accept the request as long as the homeowner follows all rules and regulations regarding hiring reputable company, etc.

RMG drainage observation has been completed. Kerry suggested going with their recommendations. It was unanimous to go with RMG recommendations.

Old Business:

Joan distributed a key of previous deck replacements that have been done in the Enclave since the beginning of the complex. The yellow highlighted indicates they have been replace more than once.

Kerry to have the HOA's appointed painter take a look at the trex and wood decks as he is doing his painting. In the meantime, 4546 is in need of immediate repairs. Joan pointed out that the deck at 4553 Songglen is not original to the property. It was added without the permission of the HOA.

New Business:

Mrs. Lanier is going to serve as the "Welcome Wagon" for the community. They would like new homeowner's information. Kerry to get info for them.

4442 Spiceglen has new homeowners: The Thompson's.

Pam to complete community directory.

Estate sale okayed for 4471 Songglen Circle, as well as a dumpster. Previous occupant passed away and family is cleaning house.

Next meeting to be May 13th, 2015 at 5:30 p.m. at David Steward's home:

Joan McIntyre will host the July meeting.

Board decided to again host the annual community picnic and yard sale. To be discussed during May's meeting.

Joan McIntyre asked the board to consider allowing homeowner's to paint their garage doors a complimentary contrasting color. Board tabled this discussion till the May meeting when all board members will be present.

Painting homes will go to the 5 year cycle instead of the current 7 year cycle, as approved by the Board.

Homeowner contacted a board member regarding repair work required for replacement fireplace. Homeowner was made aware that they (homeowner) is responsible for any/all inside repair work other than damage caused by leaking roof.

Next Meeting:

May 13th, 2015 at 5:30 p.m. hosted by David Steward 4435 Spiceglen Drive.

Motion to adjourn:

There being no further business, Pam Cartwright moved to adjourn the meeting. Susan seconded. Meeting adjourned at 6:20 p.m.

Respectfully submitted,

Pam Cartwright

Treasurer

Enclave @ Broadmoor Glen HOA

