

Enclave at Broadmoor Glen

Board of Directors Meeting

Stratmoor Hills Fire Dept.

March 11, 2020

6:00pm

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

Absent-Les Saylor, Treasurer/Secretary

Z&R Management Present: Kerry Cantrell

CB Insurance Present: Ronda Ashley

- I. Call to order
 - A. Jim Anderson (JA) called the meeting to order at 6:00pm
- II. Previous Minutes
 - A. Emma Pinell (EP) moved to accept the Minutes. JA seconded. Minutes were approved.
- III. Finance Report
 - A. Kerry Cantrell (KC) reviewed January and February Balance Sheets. JA asked Kerry for an explanation of what the Due from Other Funds on the Balance Sheet was and KC explained that it is a loan from the reserves. KC said the audit is still pending review.
- IV. Manager's Report
 - A. KC said there were no work orders.
- V. Old business
 - A. HOA Directory discussion. KC will send Nancy Schwanz -4434 SP the most up-to-date spreadsheet of the homeowners contact information. Nancy will need volunteers to help with this time consuming project.
 - B. Mailboxes. KC said there have been no further reports of any vandalism. The board decided not to take down the fence around the mailboxes on SG. JA moved to accept EP seconded.

C. HGR window installs are 65% completed and the HVAC installs will begin on 3/12/20. This is all part of the hail storm insurance claim.

D. There are two Board Vacancies that should be filled soon.

E. Renters and Leases update. There are currently 14 renters in The Enclave. KC is working on getting all leases from the owners. Still having issues with tenants on SG. JA suggested neighbors call CSPD for all noise complaints. Neighbors will email KC photos of litter surrounding the home.

F. Domproski backyard fence repair-KC didn't have an update but will check.

G. Parson's window well-The Board will revisit replacing after snow is done falling in the summer.

H. Snow Guards

1. The Board is still 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.

2. Discussion with HO's and CB Insurance about preventing trip/fall and risk management process. Our current master policy covers defense and medical with a \$5K limit.

3. JA suggested KC send out an email in 30 days to all members regarding an approval for an assessment to install snow guards.

4. There are currently four snow rakes in the complex. Susan O'Hara has one. Nancy Scharz and Author Suckling offered to pick one up and be responsible for those. That leaves one more for someone to take and responsible for. HO thought that was not enough and they asked KC to see if HGR would provide anymore.

I. CCR's will be discussed in a later meeting.

VI. New Business

A. Ronda Ashley with CB Insurance discussed upcoming April 2020 renewal. The rates are going up because of the 2018 Hail Storm and CA fires. We could see up to a \$37K increase. KC will receive a proposal by 3/21/20.

B. 4422 SP rear partition rebuild bid from ABCConstruction approved. Emma Pinell (EP) moved to accept, JA seconded.

C. 4555 SG roof vent request approved. KC will talk to HGR regarding warranty. Emma Pinell (EP) moved to accept, JA seconded.

D. KC will work on getting all of the HOA contracts changed and renew on 12/31. Emma Pinell (EP) moved to accept, JA seconded. End of year renewal reset approved.

E. JA explained that the HOA litigation was confidentially settled and NDA's are being signed by all parties involved.

F. The Board and Z&R will relook at the 2020 budget in July after Insurance renewal.

VII. There were no letters/correspondences

VIII. There were no questions in the open forum

IX. Adjournment

The meeting was adjourned at 7:40pm.