

# **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, May 13, 2020. Meeting was called to order at 5:00 pm 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 March 2020 meeting were reviewed and approved.

## **COMMITTEE REPORTS**

None

## **FINANCE REPORT**

Mr. Cantrell reviewed the financials for March and April 2020. The Association ended the month of April with total assets being \$260,737. The balance consisted of a total of \$48,534 in the Cash Operating Account, in Reserves \$82,497 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. There was no work order report from the last meeting, and there are no homeowners in legal collections at the HOA's attorney.

## **NEW BUSINESS**

- The Board reviewed and discussed 2 proposals for the annual painting phase. After discussion the Board awarded the contract to DeCarlo painting. Mr. Cantrell will notify the affected homeowners when the project is scheduled.
- The Board reviewed information from the HOA's attorney regarding the process and fees relating to a potential Declaration amendment on rental restrictions, as well as a possible special assessment to fund the installation of snow guards on the building roofs. The Board directed Mr. Cantrell to send out communication to all the homeowners asking for their initial views on whether they might vote for or against both issues. The Board will take the feedback into consideration prior to enacting either process.
- The Board reviewed and approved a proposal to rebuild the deck at 4439 SP.
- The Board reviewed and approved a request from a homeowner to remove a shrub in order to install an AC condenser in its spot, as this is the best location according to their contractor. The work will be done at the homeowner's expense.
- The Board briefly discussed the current vacant seat on the Board, renewal dates of several ongoing HOA vendor contracts and a possible dues increase for 2021.

## **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 5:40 pm. The next meeting will be on July 8, 2020.

Respectfully submitted,  
Kerry Cantrell, Property Manager