

Enclave at Broadmoor Glen Board of Director's Meeting

September 9, 2015 Regular Meeting Minutes

Board Members Present

David Steward, Joan McIntyre and Pam Cartwright Susan O'Hara and Arthur Suckling

Other Persons Present: Kerry Cantrell – Z&R Property Management

Homeowners Present: Scott Thompson

The September 9, 2015 meeting of the Enclave at Broadmoor Glen Homeowner's Association was called to order at 10.02 a.m. The meeting was held at 4418 Spiceglen Drive, Colorado Springs, CO 80906.

Open Forum:

Home owner Scott Thompson (4442 Spiceglen Drive) had presented via Email a letter and photographs demonstrating suggestions to the fencing and trees at the back of his home. His home backs on to Chaseglen Drive and the current situation does not allow for privacy or a view of the mountains. The Board discussed the various options and suggested Mr. Thompson inquire into the cost of potentially constructing a brick wall. He agreed to do this and will report back to the board his findings.

Approval of the July 8, 2015 Minutes

The minutes were approved by David Steward and Joan McIntyre

Managers Report

Joan requested a list of units painted since 2014 and those decks stained in 2015 to be put in the minutes for future reference. A comparison between the seven year and five year cycle is needed for the record.

Financial Report

Mr. Kerry Cantrell, Z&R Property Management, presented the finance report and review of the Balance Sheets for period ending April 30th, 2015.

Total Reserve Funds	\$158,878.16
Total Assets	\$191,723.82
Total Liabilities	\$39,231.00
Total Net Worth	\$152,492.82
Total Net Worth & Liabilities	\$191,723.82

Under the financial report gutters, roof repairs, and Insurance by individuals was discussed.

Joan McIntyre suggested the CD reserves were too large. Spitting up the larger ones to create a "ladder" maturing at regular points during the year was much safer with a larger amount in the liquid assets which earned the same current rate of a CD.

New Business

Joan McIntyre has served as Member at Large and needs to retire this year. A new person needs to replace her. We will research for suggestions and place their names before the board in time for that A.G.M in November.

A bid for the maintenance on downspouts was presented to the board. The proposal was accepted by Joan McIntyre and seconded by Susan O'Hara.

A bid for additional downspout work to be completed after the leaves have fallen was also accepted by Joan McIntyre and seconded by Arthur Suckling.

A request was made by Joanie McIntyre to have the past schedule of deck and town-house added to the minutes for future reference.

Caulking from the window siding to the physical structure is the responsibility of the HOA. A bid was received to check all windows and caulk those needing attention. A second bid was requested by Joanie McIntyre for comparison consideration.

4475 Songglen Circle has a dead Aspen tree in the front garden. This is the responsibility of the homeowner and needs to be removed. A letter to the owner will be sent by Z& R manger Kerry Cantrell.

The budget for the AGM meeting in November was discussed and a proposed raising in HOA dues by \$24.00 was agreed to by a unanimous vote of the Board. The dues will be presented at the AGM for their approval.

Old Business

None.

The next meeting is scheduled for November 11, 2015, From 6 pm - 8pm in the cafeteria at Pinion Valley elementary.

Motion to close the meeting

Susan O'Hara moved to close the meeting at 11: 19 a.m. This was seconded by Joan McIntyre.

Arthur Suckling

Secretary: Enclave at Broadmoor Glen