

9/20/17

Enclave at Broadmoor Glen Board of Director's Meeting

September 20, 2017 Regular Meeting Minutes

Board Members Present: Roy Berg, Ardith Hamilton, Karen Orazem, Nancy Schwanz and Gene Staab

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

Homeowners Present: Pam Cartwright, Barb Loman-Hoffman, Nancy and David Stewart and Arthur Suckling

The September 20, 2017 meeting began at 1:30p.m. at Swirly Cow.

Open Forum:

Pam Cartwright presented the jump drive to the board that contains the HOA's resident directory. Nancy will compare this with what Z & R has on file. In addition, the daylight drain cover on her property has not been replaced. She will talk to Zack (Weisberg) about this next week.

Arthur Suckling commented that his landscape is thriving and thanked Weisberg. Also, Songglen has been marked by the city for repairs. The wrecked car parked curbside at 4475 Songglen has been reported to the CSPD. If not moved within 72 hours it will be towed to the impound lot.

Nancy and David Stewart voiced their concern about the irrigation system being on for hours in front of 6 units on Spiceglen. There was a stuck valve that did not allow the system to shut down. The situation was remedied by a tech from Weisberg.

Karen Orazem asked about the keys to the bulletin board case at the kiosk. Kerry will contact former president Susan O'Hare about this.

Minutes:

Minutes from the July 12, 2017 board meeting were approved.

Finance Report:

Kerry reviewed the 2017-2018 year-to-date financials.

Total assets: \$122,368

Total Liabilities: \$14,090

Financials were approved. .

Manager Report:

Kerry reviewed the work orders for repairs, YTD ledger and Collections.

New Business:

Roof Seals: Roy Berg brought samples of replaced roof jacks to show how deteriorated they are. The units on the westside of Spiceglen still need to be completed.

Draft budget for 2018: Kerry presented the budget. He noted that 2018 is a skip year for painting. The board will meet in a special session to discuss and vote on the budget.

Letter to homeowners – final approval: The letter was approved to be sent.

Courtyard fence letters – final approvals: The letters were put on hold for further review.

Insurance claim and deductibility policy: Board approval is required.

Review of governing documents: An ad hoc committee of no more than 3 homeowners (non-board members) will be appointed to review the Rules and Regulations document. Using the CC&Rs as a reference, the committee is tasked with reviewing the Rules and Regulations and to recommend to the board any updates, changes, additions and/or deletions.

Wrought iron fencing painting issues: The board requested an estimate for trimming the juniper trees prior to painting. Kerry is to get an estimate for the cost of painting. This may or may not include the pruning and cutting of shrubs, bushes and trees.

Welcome committee: Z & R sends a packet to new owners. This especially needs to be sent to new renters.

Meeting time change: Tabled until a new board is voted in.

Letters/Correspondence:

Angela Cesario requested that her front walkway along the garage be repaired/replaced due to sloping. She included an estimate from Peak. A-1's previous work is under warranty and will correct it at no cost.

The HOA annual meeting will be on Wednesday, November 8, 2017 at Pinion Valley Elementary School.

Meeting adjourned at 3:15 p.m.

Ardith Hamilton, Secretary