

## **Enclave at Broadmoor Glen Board of Director's 9-19-2019 Meeting**

The meeting convened at the Swirly Cow at 11:30 a.m. All Board members, Z&R Property Manager Kerry Cantrell, Representatives from Holladay Grace, a representative from All Year Gutters & Painting and 10 homeowners were present.

The Board Officers are:

President - Susan O'Hara  
Vice-President - Pam Cartwright  
Treasurer - Vacant  
Secretary - Roy Berg  
Director-at-large - Arthur Suckling

Karen Orazem (Treasurer) resigned from the Board, effective 8/27/2019, due to health reasons. Pam Cartwright will perform duties of this position until the vacancy can be filled.

The Minutes from the July Board meeting were approved.

Kerry reviewed the 2019 to-date financials.

Comments and questions were received from the Home Owners. Most questions related to the on going inspection of the fascia/soffit inspections and gutter/down spouts replacement. All concerns were satisfactorily answered by the appropriate Representative, the Z&R Property Manager and/or a Board Member.

All Year Gutters & Painting submitted an estimate for yearly gutter and downspout cleaning.

The Holladay Grace Rep announced they had won the DaVinci (the new roofs) award and that a professional photographer would be around the Enclave taking pictures some time during the last week in September.

Deck maintenance: The deck refinishing is a scheduled event while the repair/replacement of decks is on an "as required basis". In an attempt to minimize deck structural decay prior to it being reported and becoming a safety problem, the Board has requested the A&B Company to inspect all decks and report each one's required maintenance. With this information a realistic repair/replacement schedule can be implemented, with deck safety being a prime concern.

The Board, after a complete financial review, approved to directly proceed with the remainder of the repairs including garage doors and window repair/replacement.

The audience was reminded that the election to fill 3 open Board positions was coming up at the Nov meeting and they should consider running for the Board or find someone they could nominate.

The next Board meeting is the annual meeting and is scheduled for 11/7/2019 at 6:00 PM at Pinon School.

Meeting was adjourned at 2:30PM. Roy Berg, Secretary