

# **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, September 9, 2020. Meeting was called to order at 6:00pm via a web meeting service.

## **ROLL CALL**

Jim Anderson– President  
Les Saylor- Secretary/Treasurer  
Kerry Cantrell- Z&R Property Management

## **HEARINGS:**

Our community incurred a severe hail storm on August 5, 2020. The Board is considering hiring a General Contractor to oversee all repairs in our total hail claim. Steve Kinder with DRC (Dynamic Renovation Contractors) was in attendance and presented DRC's capabilities as a General Contractor, as well as the scope of a GC on a project like ours. DRC was recommended by Z&R, who has used DRC on other communities' projects.

## **HOMEOWNERS FORUM**

No Homeowners were in attendance

## **PREVIOUS MINUTES**

Minutes from the July 2020 meeting were reviewed and approved.

## **COMMITTEE REPORTS**

None

## **FINANCE REPORT**

Mr. Cantrell reviewed the financials for July & August 2020. The Association ended the month of August with total assets of \$145,443.70. The balance consisted of a total of \$200.47 in the Cash Operating Account, in Reserves \$75,902.94 and Accounts Receivable at \$20. The prepaid dues were \$14,327.70. On the Budget Comparison the Association is \$50,940 over budget for the year in operating expenses.

## **MANAGER'S REPORT**

Mr. Cantrell presented the general ledger. We cancelled the painting projects and deck repairs due to the hail storm to allow for any of these projects to be included in the damage assessment.

## **NEW BUSINESS**

- Relative to our impending hail claim, inspections have been done by Travelers Insurance adjusters. We don't have the results or a damage estimate at this time.
- The 2020 Annual Meeting is scheduled for November 11, 2020 at 6pm. The Board agreed to conduct a Zoom Meeting for the 2020 Annual Meeting due to the pandemic and our inability to hold an in-person meeting. Mr. Cantrell proposed to also conduct all voting items during the Zoom Meeting via a software program. Any members not wishing to use this technology will be able to respond via a mail-in ballot. The Board took this under advisement.
- The Board discussed current and forecasted insurance costs and how we plan for the increases.
- The balance of the meeting was spent discussing the 2021 Budget.

## **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 6:55 pm. The next meeting will be on September 9, 2020 at 6 pm.

Respectfully submitted,  
Les Saylor, Secretary Treasurer