

Enclave at Broadmoor Glen
November 14, 2012
Annual Meeting Minutes

Board Members Present: James Anderson, David Steward, Merle Hanson

Board Members Absent: Audrey Osswald

Other Personnel Present: Kerry Cantrell with Z and R Management

Homeowners Present: 25 Homeowners were represented in person or by proxy. A quorum was present.

1. Call to Order

Meeting was called to order by board president David Steward at 6:30 PM at Pinon Valley Elementary School cafeteria, Colorado Springs, CO.

2. Approve the minutes of the Annual Meeting of November 9, 2011.

Motion by David Steward with a second by Jim Anderson to approve the minutes of the previous annual meeting.

Motion approved unanimously by a voice vote of the members present.

3. President's Report

- a. President Steward thanked the board members who served this year.
- b. President Steward discussed the possible removal of the tall junipers along Chaseglen, and also discussed the xeriscape poll that the members received.

4. Financial Report

- a. Income and Expense Statement as of 10/31/12 was presented. Total net worth and liabilities is \$233,899.15.
- b. Operating budget for 2013 was presented. Monthly dues to remain at \$225 per unit per month. No increase in management company fee; increase in insurance; increase in water. Total operating budget for 2013 set at \$205,430.
- c. A majority of unit owners necessary to veto the budget was not present, and a show of hands confirmed that those present approved of the 2013 budget.

5. New Business

- a. Introduction of the candidates for the Board by Kerry Cantrell. One homeowner on the ballot for the board was Arthur Suckling.
- b. There were two nominations from the floor; Susan O'hara and Pam Cartwright.
- c. Arthur Suckling, Susan O'hara and Pam Cartwright were elected to the Board by a show of hands of the members present, as the election was uncontested.

- d. Board for 2013 will be David Steward, Audrey Osswald, Arthur Suckling, Pam Cartwright and Susan O'hara.

6. Announcements and Comments from Homeowners

- a. The subject of the replacement of all the exterior coach lights was discussed.
- b. The details of snow removal was discussed.
- c. Mr. Cantrell gave a report of a suspicious solicitor that has been seen on the property and cautioned those present to not allow him into their homes.

7. Adjournment

- a. Jim Anderson made a motion to adjourn the meeting, with a second by Merle Hanson.
- b. Meeting was adjourned by President Steward at 7:45 PM

Respectfully submitted by Kerry Cantrell, Property Manager