

Enclave at Broadmoor Glen
November 13, 2013
Annual Meeting Minutes

Board Members Present: Susan O'Hara, Audrey Osswald, Pam Cartwright, David Steward, Arthur Suckling.

Board Members Absent: None

Other Personnel Present: Kerry Cantrell with Z&R Property Management

Homeowners Present: 27 Homeowners were represented in person or by proxy. A quorum was present.

1. Call to Order

Meeting was called to order by board president Susan O'Hara at 6:30 PM at Pinon Valley Elementary School cafeteria, Colorado Springs, CO.

2. Approve the minutes of the Annual Meeting of November 14, 2012.

Motion by Susan O'Hara with a second by Audrey Osswald 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 O'Hara thanked the board members who served this year, in particular Mrs. Osswald who will be leaving the Board.
- b. President O'Hara discussed the fire mitigation efforts of this year as well as future projects being considered for 2014.

4. Financial Report

- a. Income and Expense Statement as of 10/31/13 was presented. Total net worth and liabilities is \$252,102.96.
- b. Operating budget for 2014 was presented. Monthly dues to increase 6.7% to \$240 per unit per month. No increase in management company fee; increase in insurance; increase in water rates. Total operating budget for 2014 set at \$219,400.
- c. A majority of unit owners necessary to veto the budget was not present, and a show of hands confirmed that all those but one present approved of the 2014 budget.

5. New Business

- a. Introduction of David Steward as incumbent candidate for the Board by Kerry Cantrell.
- b. Nominations were called for from the floor; there were none.
- c. David Steward was elected to the Board by a show of hands of the members present, as the election was uncontested.
- d. Board for 2014 will be Susan O'Hara, David Steward, Arthur Suckling, Pam Cartwright

6. Announcements and Comments from Homeowners

- a.** Mr. Suckling gave a presentation on the possible replacement of all the exterior coach lights, to be completed in 2014.
- b.** There were complaints about the landscape maintenance company, which will be addressed with the contractor.
- c.** A homeowner requested that next year's annual meeting be held in the school's library instead of the cafeteria so it will be easier for attendees to hear discussions.

7. Adjournment

- a.** Susan O'Hara made a motion to adjourn the meeting, with a second by David Steward.
- b.** Meeting was adjourned by President Steward at 7:50 PM

Respectfully submitted by Kerry Cantrell, Property Manager