

Enclave at Broadmoor Glen  
November 12, 2014  
Annual Meeting Minutes

**Board Members Present:** Susan O'Hara, Pam Cartwright, David Steward, Arthur Suckling  
**Board Members Absent:** None  
**Other Personnel Present:** Kerry Cantrell with Z&R Property Management .  
**Homeowners Present:** 23 Homeowners were represented in person or by proxy.  
A quorum was present.

**1. Call to Order**

Meeting was called to order by the board president Susan O'Hara at 6:27 PM at the Pinon Valley Elementary School Library, Colorado Springs, CO.

**2. Approve the minutes of the annual Meeting of November 13, 2013.**

Motion by David Steward with a second by Pam Cartwright to approve 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 had served this year.
- b. President O'Hara reported on all the projects accomplished in 2014. The annual picnic; construction of two sections of wall on the north and south end Chaseglen Drive on HOA property boundary, installation of new lights on garage door entrance, repair of roofs, improvements on sidewalks and gutters. We have verbal communication that the roads will receive maintenance next year (2015).
- c. An assessment report on the age and construction of town-homes built in 1994 & 1998 with a view to possible replacement of roof felt in the future when it becomes necessary. A report is available on the website.

**4. Financial Report**

- a. Income and Expense Statement as of 11/30/14 was presented. Total net worth and liabilities is \$211,753.10
- b. Operating budget for 2015 was presented. There is no increase in monthly homeowners dues or for Z&R Property Management fees. A typical increase in water rates and utilities and insurance is expected. Total operating budget for 2015 was set at \$198,531.
- c. A majority of homeowners necessary to veto the budget was not present, and a show of hands confirmed that all those present approved of the 2015 budget.

**5. New Business**

- a. Nominations for the board were called for from the floor; none were presented for the vacancy.
- b. The current board members were uncontested and will remain on the board.
- c. Board members for 2015 will be Susan O'Hara, David Steward, Pam Cartwright and Arthur Suckling.

- d. Susan O'Hara recommended a Hospitality Committee to welcome new people moving into the Enclave with an information package containing basic rules.
- e. Pam Cartwright gave a progress report on the directory update.

**6. Announcements and Comments from Homeowners.**

- a. A brief discussion regarding home owners joining the Board was made.
- b. The question of limiting renters in the area was discussed and the suggestion of a survey will be considered in the Spring.
- c. Questions regarding tree spraying frequency was asked and answered.

**7. Adjournment**

- a. Susan O'Hara motioned to adjourn the meeting which was seconded by Pam Cartwright
- b. Meet adjourned at 7:16 PM.

Respectfully Submitted by Arthur O. Suckling, Secretary.