

Enclave at Broadmoor Glen
November 11, 2015
Annual Meeting Minutes

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

Board Members absent: None

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

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

1. Call to order

The meeting was called to order by the board President Susan O'Hara at 6: 30 P.M at the Pinion Valley Elementary School Library, Colorado Springs, CO.

2. Approval of the minutes of the annual Meeting for November 13, 2104.

Motion to approve the corrected minutes was proposed by Angela Cesario and seconded by Joan McIntyre.

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

3. Reports

President's Report

- a.** After general introductory remarks by the president reported on the number of repairs sustained over the past year. Roof valley replacement and leakage, interior flooding due to clogged gutter downspouts, an extremely wet Spring all contributed to exposing many problems. Hopefully these, now having been addressed, should not continue in this next year. President O'Hara did note the age of the buildings was some 15 years old and some materials were not of the highest quality. This contributed to the roof problems.
- b.** Information sheets were provided by Joan McIntyre on all of the homes worked on with roof repair and painting schedules. These were available on the information table.
President O'Hara thanked Joan for all her hard work.
- c.** Gutters, downspout problems and wells lacking covers all contributed to the problems.
Well covers have been installed in some areas and while not mandatory were highly recommended to help prevent water penetration in the foundations.
- d.** Long term parking of automobile vehicles on the street was discussed. Winter is coming and with the need for snow removal automobiles need to be parked in the driveway or garage of the homeowner.
- e.** Arthur Suckling addressed the members encouraging them to participate in the running of the Association. We all have a common interest in the running of the association and attendance and involvement at bimonthly meetings was encouraged.

4. Financial Report

Kerry Cantrell discussed in detail all categories of the operating budget for the coming year. He highlighted the increase in cost of conducting business. Everything is going up and Insurance had increased by 10%. Z & R management fee was increased by 5%, the first increase since 2011. Homeowners dues were increased by \$24 designed to replenish and increase the reserve.

A lengthy discussion regarding how to file insurance claims. Could repeated repairs of the same problem be combined as one claim? Additionally, homeowner insurance for the interior of their property was discussed. Jim Anderson cautioned about the gutter and water shedding situation needed fixing as this is causing the inside problems. There was the potential of homeowners suing the board about this.

Joan McIntyre reported that we were changing the downspouts to 6 inches to increase the shedding of water away from the gutters. Window well coverings are not a requirement but encouraged as these were a great help as well.

The question of multiple bids on repair and land maintenance was advanced. Kerry Cantrell said he used contractors who he knew and trusted and was willing to address the bidding as directed by the board. He encouraged residents to call him on matters of concern.

After further discussion President O'Hara moved to approve the budget for 2016. Budget was passed by vocal approval.

5. New Business.

a. Introduction of Candidates on ballot for new members of the board.

Roy Berg and **Ardith Hamilton** volunteered to replace Joan McIntyre and David Steward. These were voted onto the board by a hand vote.

President O'Hara thanked Joan and David for their many years of service on the board.

D. Announcements / Open Forum

A request was made for all homeowners to be sent a note to remove automobiles from the road and park them in their drives. A notice will be sent advising members of the snow removal needs.

E. Adjournment

The meeting adjourned at 7: 45 P.M.