

Enclave at Broadmoor Glen
November 9, 2016
Annual Meeting Minutes

Board Members Present: Susan O'Hara, Pam Cartwright, Roy Berg, Ardith Hamilton and Arthur Suckling.

Board Members absent: None

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

Homeowners Present: Approximately 33 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 11, 2015.

Motion to approve with the corrected date on the minutes was proposed by Karen Orazem and seconded Pam Cartwright.

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

3. Reports

President's Report

- a. President O'Hara gave a brief review of last years activities. The Board reviewed the Insurance coverage and conditions for the Association with the Insurance company representative. We have had a great deal of expenditure for roof repairs the past 2 - 3 years, which were not covered by insurance. We feel that most of the problems have been addressed and there should be more funds placed in our reserve fund.
- b. An overall goal of the board was to increase the reserve and the recommendation of the board for this year was to increase the HOA dues by matching the Consumer Price Index (CPI). It was suggested that this be done annually to keep in step with inflation and general overall increases expenses that all business face.
- c. The Members were encouraged to care for sprinkler heads and drain daylights that had become clogged up by grass. These two areas are major expenses in the budget. The third expense was snow removal. Flexibility in understanding that crews may not get to the entire complex as soon as might be desired.
- d. Property manager Mr. Kerry Cantrell explained the five main areas of insurance coverages in a answer to a question.

4. Financial Report

Kerry Cantrell discussed in detail all categories of the operating budget for the coming year. After further discussion President O'Hara moved to approve the budget for 2017. Budget was passed by voice approval.

5. New Business.

Three members of the board were retiring: Susan O'Hara, Pam Cartwright and Arthur Suckling.

Introduction of Candidates on ballot for new members of the board. Three individuals volunteered to serve for the coming period. They were; Karen Orazem, Nancy Schwanz and Jean Staub. The volunteers were accepted by a unanimous show of hands.

President O'Hara thanked retiring members for their years of service on the board.

D. Announcements / Open Forum

A short discussion on the removal of leaves was addressed.

A question on the availability of outside lights was posed. Arthur Suckling responded that he had recently confirmed they are still in the companies catalogue. This information will be put on the Website for interested members to purchase if desired.

A question of the amount of reserve was asked. We currently have \$118,899 and have budgeted to put a further \$31,000 in reserves this coming year.

President O'Hara commented on increasing the community spirit.

E. Adjournment

Susan O'Hara proposed the meeting adjourn and was seconded by Pam Cartwright. The meeting adjourned at 7: 19 P.M.