

**11/8/17**

**Enclave at Broadmoor Glen Board  
Annual Meeting**

November 8, 2017 Meeting Minutes

**Board Members Present:** Roy Berg, Ardith Hamilton, Karen Orazem, Nancy Schwanz and Gene Staab

**Board Members Absent:** None

**Other Persons Present:** Kerry Cantrell – Z&R Property Management

**Homeowners Present:** Thirty-two (32) homeowners were represented in person or by proxy. A quorum was present.

The November 8, 2017 meeting began at 6:30p.m. at Pinion Valley Elementary School.

**Call to Order:** Nancy Schwanz, President, called the meeting to order.

**Approval of Minutes from the annual meeting, November 11, 2015:**

Motion to approve the minutes was made by Susan O'Hara and seconded by Farrell Thompson. It was noted that the year date on the distributed minutes must be corrected to 2015. Motion approved.

**Reports:**

**President's Report:**

President Nancy Schwanz gave a brief overview of the past year's board activities, action items and meetings.

- A. There have been compliance issues throughout the year. The CC&R's are posted on the association's website ( [www.enclavebghoa.com](http://www.enclavebghoa.com)) Please review these. Any request for a variance, question or complaint must be in writing to the board or Kerry, property manager.
- B. An ad hoc committee has been formed to review and make recommendations to update the Rules and Regulations document. Those serving are Pam Cartwright, Nancy Stewart and Arthur Suckling.
- C. As a reminder, the board meets bi-monthly.
- D. The 2018 budget has no increase in dues but expect an increase in the 2019 budget. Reserve funds were used for unexpected repairs for roof tile and roof jack replacements.

- E. An updated Enclave Community Directory is available. This information is for homeowner use only and is not to be shared outside our complex.
- F. Broadmoor Bluffs Neighborhood Association (BBNA) provided a printed update on the housing project (The Ridge) proposed to be built behind the retail complex on South Academy.

**Financial Report:**

Kerry Cantrell discussed the budget and answered all questions. The 2018 budget was ratified by voice vote.

**New Business:**

Two board members are retiring: Roy Berg and Ardith Hamilton.

Introduction of candidates on the ballot: Susan O'Hara volunteered. Roy Berg self-nominated.

Nominations from the floor: Pam Cartwright and Jim Anderson were nominated and accepted their nominations.

Two new board members were elected by written ballot. Susan O'Hara and Roy Berg will each serve two year terms.

**Announcements/Open Forum:**

The issue of courtyard fencing was addressed. The board decision is for no fencing to be allowed. There are several exceptions to this based on Colorado State law which supercedes the HOA CC&R's.

A question was asked about proper procedure being followed for the special meeting on July 31, 2017. All were assured the minutes accurately reflected what transpired as the board discussed and developed guidelines for fencing issues.

The traffic on Chaseglen is becoming a problem with cars blocking the entryways. It was suggested that individuals write a letter to the COS City Council asking for resolution of this issue.

**Adjournment:**

Motion by Jane Starritt to adjourn; second by Arthur Suckling. The meeting adjourned at 7:40 pm.