

# Broadmoor Enclave



## Vacation Month

A number of the Board of Directors will be on vacation during the month of September, so the monthly Board Meeting is cancelled.

Everyone is scheduled to be back in town and we will meet in October. This will be a very important meeting as the Board will have to prepare the budget for

2012. Throughout this year we have been watching the numbers very carefully. Of course you all know that Colorado Springs Utilities continues to increase water rates at about 12% a year. It looks like that is going to continue for the next five years. We will have to review any contract increases that are

asked for.

The Board will do everything it can to keep the monthly HOA payment as reasonable as possible. We have been successful and there has not been an increase for the last two years.

If you have any thoughts on the budget send the information to Kerry and he can bring it to the Board Meeting.

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### Meeting Notice

- *The September meeting is cancelled.*
- *See a damaged sprinkler head, call Z and R. Help us save money.*

## The Painting Amendment Passes

Thanks to everyone who voted to increase the paint schedule from five years to seven. We will sign the paperwork on that during the October meeting.

This is just another way that

the Board is attempting to keep from having to increase the monthly dues to our members. If you read the amendment closely, it doesn't prevent painting of any unit ahead of schedule if there is some stand out reason for the repaint.

## Second Annual Picnic

For the second year in a row it looked like rain was going to wipe out the annual HOA picnic. But with just a few sprinkles a group got together and enjoyed the special dishes that everyone brought.

A special thanks to the cooks, Dave Steward and Ozzie Oswald who kept the hamburgers and hot dogs coming. There was plenty of food for the 40 or so people who attended.

The big thank you needs to go to Audrey Oswald who planned the event, ordered the food and sent out the announcements. Without her hard



work we would not have had this successful event.

We did talk about an earlier date for next year in hopes to beat the rain.

