

UNAPPROVED MINUTES
The ENCLAVE at Meadow Hills HOA – Annual Meeting
March 5, 2022 9:00am
Online via ZOOM

Board Members Present: Terry Mayer, Tom Wise and Mary Hill

Also Present: David Ariss and Barbara Ariss, Centennial Property Services. Inc. There were 27 owners present which established a quorum.

The meeting was called to order at 9:06 am

Approval of Minutes

Reviewed the March 2021 Minutes. Leah motioned to approve Ray seconded, all approved.

Agent Financial Reports

David Ariss presented the financial reports, included the P&L, Balance Sheet and Budget vs Actual for the period ending in 2021 and to date for January through February 2022.

Legal Project

Terry Mayer reviewed the changes to the Associations Declaration to prohibit short term rentals and to clarify the vehicle restrictions as noted in the covenants...Leah thanked the board for their excellent work in getting the documents updated and continued to compliment the BOD for doing so while keeping expenses in line.

Reserve Fund

Mary Hill gave a report on the reserve fund highlighting that the reserves are currently 87% funded to date and should be 100% funded at the expected time that the fence would need to be replaced in 2032. Valerie thanked Mary for the excellent work in establishing and tracking the fund.

Architectural Review and Covenant Enforcement

Barbara Ariss shared the names of the current ARC members: Valerie McCarthy Smith, Linda Cassidy and Tamara Survil. A request was made to add members to the ARC – Leah Peer and Thais Winstanley offered their service. Barbara reviewed that there were only 4 open covenant violations open. Over the last year CPS has sent out 125 letters asking for compliance and that the members of the Association have been very good about complying with the requests. Barbara also asked the owners pay special attention to weekly mowing and weed mitigation as summer approaches.

BOD Nominations

Mary Hill nominated Bhaskar Rajagopal, Nick Gardetto and Terry Mayer to the BOD for 2022. David asked if there was anyone that wanted to contest that nomination and hearing none the quorum voted unanimously to elect the slate as nominated.

New Business

Barbara Ariss reported that the BOD and ARC are aware the entrances and the parameter landscape are needing attention. The ARC will be meeting to come up with ideas on how to best make the updates that will be in keeping with the Associations aesthetic and minding the budget.

Meeting Adjourned at 10:17am

Mary Made a motion to adjourn the meeting with a second from Valerie and the motion passed.