

UNAPPROVED MINUTES

The ENCLAVE at Meadow Hills HOA - Board of Directors Meeting

April 10, 2021

Online via ZOOM

Board Members Present: Terry Mayer, Tom Wise, Mary Hill
ARC Committee Members: Tamara Survil and Linda Cassidy
Centennial Property Services: David Ariss, Barbara Ariss
Homeowners: Austin Middleton and Laura Hayes

Call to Order

Meeting called to order at 10:32 AM.

Introductions

David Ariss introduced the Board and himself and Barbara Ariss as the new management company for the HOA. Barbara gave a synopsis of Centennial Property Services history.

Agent Reports

The March 2021 Financials were reviewed by David Ariss. The Balance Sheet shows \$45,092.21 in the three bank accounts for the HOA. He explained the Budget vs Actual report will look better in April once the income from the 2021 dues shows up. Cash expenses are running below budget at this time.

Covenant Violations

Barbara Ariss reviewed the Violations Report as well as the violations process. She also reviewed the initial Courtesy Letter explaining there are several follow-up letters with fines if needed. Typically, the resolution deadline for a violation will be two-weeks. Homeowners are encourage to dialog with Centennial Property Services if they should need an extension.

Homeowner Forum

A homeowner asked about her back yard landscaping plans and wanted to be sure she did not get violation letters. She explained this is a total re-do and will take more than two weeks. She also asked about the solar lights that another homeowner placed on her fence. The Board agreed she could remove them. And lastly, the homeowner asked about staining fence – that when the HOA stained their fence could she be a part of that effort and have the HOA bill her for her portion of the cost. The Board agreed to that plan.