

UNAPPROVED MINUTES

The ENCLAVE at Meadow Hills HOA - Board of Directors Meeting

July 10, 2021

Online via ZOOM

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

ARC Committee Members:

Centennial Property Services: David Ariss, Barbara Ariss

Homeowners: Laura Hayes, Austin Middleton and Karen Tredick

Call to Order

Meeting called to order at 10:31 AM.

Agent Reports

The June 2021 Financials were placed on screen and reviewed by David Ariss. The Balance Sheet shows \$66,236.85 in the three bank accounts for the HOA. Expenses are running well below budget year-to-date. Mary asked about separating snow removal from landscaping – David will look into this. Mary made a motion to approve the June financial reports, Tom Seconded; all approved.

Covenant Violations

Barbara Ariss reviewed the Violations Report. She reported there were 30 open violations in May and currently there are only 8 open violations. Homeowners are responding and taking care of their violations.

Meeting Minutes David placed the April 0221 meeting minutes on screen for review. Mary made a motion to approve the minute; Terry seconded; all approved.

Homeowner Forum

A homeowner asked for clarity on her violation. Barbara will establish an email conversation between the ARC, the homeowner and CPS to answer her question.

Another homeowner also asked for clarity about a violation. He agreed to repair or replace his fence. If replacing, he needs to submit an ARC Form.

There was much discussion about his Air BnB rental. He gave his phone number (719-400-3843) for neighbors to call when there are noise or other problems. The owner will submit a draft of an email to Terry about how best to communicate with him about problems at his rental Terry will distribute the email to all homeowners.

A homeowner had questions about the pending changes to the covenants. Terry addressed this stating the court will need to approve a change from 100% to 67% for a vote to change the covenants. The current covenants require each mortgage lender to approve any changes as well. This will take some time.