

## **UNAPPROVED MINUTES**

### **The ENCLAVE at Meadow Hills HOA - Board of Directors Meeting**

**October 9, 2021**

**Online via ZOOM**

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

Also Present: David Ariss and Barbara Ariss, Centennial Property Services. Inc

Terry Mayer, President, called the meeting order at 10:32am - Quorum was achieved

#### **Approval of Minutes**

Reviewed the July 2021 Minutes. Terry motioned to approve Tom seconded, all approved.

#### **Agent Financial Reports**

David Ariss presented the financial reports and noted that as of September 30, 2021 the HOA has \$58,471.50 in its three bank accounts and is ahead of budget year-to-date. Mary Hill instructed CPS that if there are upcoming snow removal costs that go over budget, the extra funds should be pulled from the emergency funds not the reserves. Mary motioned to approve the financial reports, seconded by Tom, all approved.

#### **Covenant Inspection Report**

Barbara Ariss reported that the summer started out with 30 violations and as of the current report there only 6 open violations. A very nice correction rate.

Terry asked Barbara to make note of homes along the perimeter that have low hanging branches and vines resting on the fence. Those owners should be notified that the landscaping should be removed from the fencing and brick wall.

Mary also noted that there are a few boards in the HOA fencing that need to be tightened down. Mary will ask the ARC to inspect that and get those boards tightened up. Mary also noted the best way to extend the life of the fence is to apply a 50/50 mixture of linseed oil and mineral spirits to keep the wood from drying out, fading and warping. The hope is that the mixture can be applied in 2022.

#### **New Business**

David is to notify the new owners at 4095 S Sable Way in the welcome packet that they are responsible for the maintenance of the side fencing. He will also ask them to register with the Association website.

Barbara is to call Sandoval tree and ask about treatments for the emerald ash borer. Barbara is to get a quote from All Phase to remove the dead rose bushes next spring. Barbara is also to ask All Phase to remove the weeds in the common garden areas especially at South Sable Circle and Dillon rock area. The BOD would like to start getting bids for updating the landscaping. Barbara to reach out to the ARC for them to give direction on their preference of the landscape plants and design.

Next BOD meeting January 15, 2022 at 10:30am via ZOOM

Annual Meeting Date set for March 5, 2022 in person meeting time and place TBD

Dates for the July '22 and October '22 meetings TBD

#### **New Business Goals Looking forward**

The BOD and CPS will establish the 2022 budget by 12/15/21

The BOD will prepare for the upcoming board elections beginning 1/15/22

The BOD would like to begin assembly of the disclosures of the changes to the documents and disclosures to all the other owners. The packets should be completed by March 2022.

The BOD would like to refine its lease summary with all investor owners and provide that in January 2022.

The BOD would like to establish a lawn mowing policy that would be in effect from June/September.

The BOD and CPS will draft the new rules around the sign and flag policies.

Tom motioned to adjourn the meeting at 11:38 am; Mary seconded; motion passed.