

UNAPPROVED MINUTES

The ENCLAVE at Meadow Hills HOA - Board of Directors Meeting

July 9, 2022

Online via ZOOM

Board Members Present: Terry Mayer and Bhaskar Rajagopal

Owners Present: Patti Steelman, Linda Cassidy, Linda George, Karen Tredick, Thais Winstanley, Jay Survil and Valerie McCarthy Smith

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

Meeting called to order at 8:05am

Minutes

Bhaskar made a motion to approve the April minutes. Terry seconded and the motion was approved.

Financial Reports

David Ariss reviewed the current financial reports as of the end of June. The Balance Sheet showed (round numbers) \$26,000 in the checking account, \$5,000 in the Emergency Fund and \$38,000 in the Reserve account for a total of \$69,000. He also reviewed the budget vs actual report detailing expenditures year-to date. Questions were entertained on small expenditures. Terry made a motion to approve the financial reports, Bhaskar seconded and the motion passed.

Covenant Violations and ARC

Barbara reported that there are currently 7 open violations. Valerie made mention of a current open violation that includes that back yard of prolific weeds, lack of water and the need for mowing. CPS will follow up with the owner using the approved enforcement procedures.

Fence

The perimeter fence has four posts that need to be replaced. The Fence Guy has been contracted (August 26) for a total amount of \$1280 to be used from the reserve funds. If anyone else would like to get another they are welcome to do that. It was noted there may be some vegetation growing through the fence, Barbara will check on the next inspection. There was some discussion to review the reserve study language and make sure it current. Terry made a motion to approve the expenditure, Bhaskar seconded and the motion passed.

Mailbox Posts

Discussion around the Declaration language of postal facilities and who is responsible to keep the mailbox posts serviceable. It was determined that posts located on owners lots that only serve one or two owners is not considered a common interest area. Language clarifying that will be added to the upcoming Rules and Regulations document. Owners are responsible for the condition of their own posts.

State Mandated Policy Update

CPS reviewed the mandated policy update for HOA governance. Three policies will need to be updated regarding covenant enforcement, collections and conduct of meetings. It is also thought that the document disclosure policy will need to be added. Along with the policies – the rules and regulations need to be merged with the ARC Guidelines. This process will begin as soon as the attorney has templates and language ready. The intention is to have the documents in place the year end. CPS will modify the enforcement steps to reflect the intention of the new mandates in August. CPS will draft a document to inform the community of the upcoming changes.

Entrance Landscaping

With the loss of the Aurora grant discussion included ways address the entrance landscaping. Terry and Linda Cassidy will get together along with the ARC to discuss next steps.

Next Meeting October 8, 2022 8:00am

Meeting Adjourned at 9:30am