

## **MINUTES**

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

**October 8, 2022**

**Online via ZOOM**

Board Members Present: Terry Mayer, Nick Gardetto and Bhaskar Rajagopal

Owners Present: Richard Berg and Valerie McCarthy Smith

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

#### **Meeting called to order at 8:02am**

#### **Homeowner Concerns**

Richard Berg requested a discussion on a neighborhood directory. The BOD decided that CPS will send an email blast requesting permission from the owners to be in the directory. CPS will assemble the contact information and put it in a password protected folder on the website.

#### **Minutes**

Terry made a motion to approve the July minutes. Bhaskar 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) \$20,000 in the checking account, \$5,000 in the Emergency Fund and \$39,000 in the Reserve account for a total of \$63,900. He also reviewed the budget vs actual report detailing expenditures year-to date. Bhaskar made a motion to approve the financial reports, Nick seconded and the motion passed.

#### **Covenant Violations and ARC**

Barbara reported that there are currently 3 open violations. It was decided that the ARC and BOD will conduct a fall walk around to identify the few lawns that are not being maintained properly and communicate with those owners about the spring expectations. Barbara will email a 'helpful hints' document for lawn maintenance as well as a Sunday date for the walk around.

#### **Fence**

The Fence Guy rescheduled the fence post replacement to the week of October 17th

#### **Aeration**

The community aeration is scheduled for October 13<sup>th</sup> and 14<sup>th</sup>. Flyers have been distributed by hand, by email and posted on the website. Diana Diodosio is organizing this effort with Mitch.

#### **State Mandated Policy Update**

The policy drafts have been done by the attorney. The BOD will review them and once finalized vote via email to adopt them. Once adopted the new policies will be posted and CPS will email the community about the update.

#### **Entrance Landscaping**

The entrances have been landscaped. The original proposal was for \$3800. The contractor felt that more rock hardscape was necessary and so another \$1500 was added to the project. The invoices have not arrived as of this meeting and CPS will work with the BOD and the best way to account for the expenditure.

**Next Meeting: January 14, 2023, 8:00am**

**Meeting Adjourned: 8:50am**