

MINUTES

The ENCLAVE at Meadow Hills HOA - Board of Directors Meeting

January 14, 2023

Online via ZOOM

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

Owners Present: Valerie McCarthy Smith, Wise, Linda George, Bob Drange, Valerie Fleming

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

Meeting called to order at 8:10 am

Minutes

Terry made a motion to approve the October minutes. Nick seconded and the motion was approved.

Financial Reports

David Ariss reviewed the current financial reports as of the end of December. The Balance Sheet showed \$54,000 total for all the accounts. He also reviewed the budget vs actual report detailing expenditures year-to date. The 2023 budget was reviewed. The BOD is including a raise to the annual dues to \$510 with \$5 going into the reserve account (\$75 to \$80). The budget will be presented at the annual meeting. Terry made a motion to approve the financial reports, Nick seconded and the motion passed.

Covenant Violations and ARC

Barbara reported that there are currently 1 open violation. It was decided that the ARC will conduct a spring walk around in May with a follow up six weeks later. The dates will be determined at the annual meeting.

Fence

The common area fence will need to be stained. Nick will provide the name and manufacturer of the stain color. CPS will investigate a contractor for the work.

Aeration

The board has asked if Diana will again organize the spring and fall aeration.

State Mandated Policy Update

The BOD reviewed the mandated policies. There were two changes noted. Terry made a motion to adopt the policies as amended, Nick seconded and the motion was approved.

Annual Meeting

The annual meeting is tentatively scheduled for March 4, 2023 beginning at 9am at the Duffers Bar and Grill. CPS will communicate the details once they are confirmed.

Meeting Adjourned: 8:45am