

MINUTES

The ENCLAVE at Meadow Hills HOA – Special Meeting Board of Directors

July 2, 2023

Online via ZOOM

Board Members Present: Harold Hoadley, Linda Cassidy and Nick Gardetto

ARC Members Present: Valerie McCarthy Smith, Leah Peer and Tamara Survil

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

Meeting called to order at 7:03pm by President Hal Hoadley

Approval of the Minutes of prior Executive Session

Linda made a motion to approve the amended minutes from the last Executive Session, Nick seconded, and the motion passed. The meeting was for the selection of officers.

ARC Committee Proposals for Responsibility and Process

Items that were reviewed:

Moving the Home Improvement section of the website to be more prominent and adding City of Aurora links as advisory tools for construction and landscaping.

Sending a reminder letter via USPS reminding owners of their responsibility in seeking ARC approval for exterior changes. CPS to draft a letter and send it to the ARC and BOD for review.

ARC to review to establish a pre approved roofing materials list.

Moving forward the ARC will not require City permits for projects as part of the building or landscaping projects. It will be noted on the approvals that the owners are responsible for securing all the appropriate permits and approvals from the city and county.

Backyards

CPS continues to enforce the condition of backyards as violations when these can be noted from the street.

Should a neighbor complain about the condition of a backyard that cannot be seen from the street – CPS will send a courtesy letter asking for compliance and reminding the owner that back yards must be landscaped. Should the owner not comply then the complaining owner must contact the City for code enforcement.

Vendor Listing

The ARC is asking to put a list of vendors which owners have worked with in the past onto the website. Terry will send the list to CPS for posting, noting that these are from individual owners and not the HOA.

Newsletter

Terry will explore some ideas for a newsletter and get back to the board.

All Phase

Barbara to check if the Enclave has a pre-approved amount for irrigation and landscape repairs. Barbara to also alert All Phase about plant material in the north garden needing warranty replacement.

There being no further business to come before the board,

Meeting Adjourned: 8:40pm