

APPROVED MINUTES

The ENCLAVE at Meadow Hills – HOA Board of Directors Meeting
March 4, 2023, 11:00 AM

Buffers Bar and Grill

Meeting was called to order at 11:00 AM.

In attendance were Board Members Harold Hoadley, Linda Cassidy. Absent was Nick Gardetto.

Because one member of the Board to be carried over from the last term could not attend, by consensus it was felt that meeting without him would not be proper.

By consensus, the meeting was adjourned at 11:15 to a date when Nick could attend.

March 9, 2023, 7:00 PM

4058 S Sable Circle

The meeting was recalled to order by Harold Hoadley acting as chair. All Board Members were present. After considerable discussion amongst all three Board Members, the following officers were elected by consensus:

- President: Harold Hoadley
- Vice President: Nick Gardetto.
- Secretary / Treasurer: Linda Cassidy

The meeting was then turned over to President Harold Hoadley.

A discussion was held regarding what needed to be done immediately, with the result that the following Resolutions were passed by unanimous consent.

1. Resolved, that all three Board Members be authorized to sign checks on behalf of the Association. Two signatures are required of which one should be the Treasurer.
2. Resolved, that the records of the Association be kept at the offices of Centennial Property Services, Inc.
3. Resolved, that Board Member Linda Cassidy be appointed as the official liaison with the Architectural Review Committee (ARC).

The following appointments to the ARC were made to ratify the actions taken at the Annual Meeting where volunteers were asked to serve on the ARC. Chairman of the committee to be selected by the members.

- Valerie McCarthy Smith
- Leah Peer
- Tamara Survil

RESERVE STUDY

The Board of Directors then discussed the 2019 Reserve Study in some depth. The data contained in the report anticipated a 1.5% inflation rate which has been terminated to be incredibly low. It was agreed that those numbers will need considerable modifications, however, because of prior commitments

Centennial Property Services were not able to attend, so any action was postponed until after they were available and could meet with the Board.

Bids for the repainting / staining of the common area fence were reviewed. A discussion was held regarding staining one or both sides of the fence, costs, and the remaining life of the fence. Centennial Property Services has indicated that a third bid is in the works, so no action was taken at this time.

A discussion was held regarding the snow / ice covering the south sidewalk and right lane of the street at our north entrance. This is a violation of the CC&Rs. However, the BOD recognizes that there may be extenuating circumstances that have led to this problem. Action has been deferred until the BOD has had an opportunity to look at the situation, and perhaps talk to the affected home owner. It was noted that the City of Aurora tried to remove a similar instance with considerable damage to both the street and the sidewalk.

Discussion was held regarding the next schedule meeting of the Board of Directors, however, without knowing the availability of Centennial Property Services, and the work schedule of Nick Gardetto, no date was sent. When the time and place has been arranged, notice will be posted in accordance with the By Laws on the HOA web site.

There being no further business to come before the BOD, the meeting was adjourned at 7:45 PM

s/s Linda Cassidy
Secretary