

**MINUTES**  
**The ENCLAVE at Meadow Hills HOA – Annual Meeting**  
**March 4, 2023 9:00am**  
**Duffers Bar and Grill Breakfast**

Board Members Present: Terry Mayer, Bhasker Chandra

Also Present: David Ariss and Barbara Ariss, Centennial Property Services. Inc. There were 00 owners present and 8 owners represented by proxy which established a quorum.

**The meeting was called to order at 9:20 am**

**Approval of Minutes**

Reviewed the March 2022 minutes. Diana Diadosio motioned to approve Valeri McCarthy Smith seconded, all approved.

**Agent Financial Reports**

David Ariss presented the financial reports, included the P&L, Balance Sheet and Budget vs Actual for the period ending in 2022. David Ariss also presented the 2023 budget. After questions Diana Diadosio made a motion to approve the 2023 budget Dave Walcher seconded, all approved. It was also noted that the annual dues will be raised to \$510.00 for the year. \$5.00 of the dues will be allocated to the reserve fund to in an effort to keep it fully funded.

**Perimeter landscaping and fencing**

There was review of the entrance landscaping that was installed last fall. There was a review of the upcoming fence staining for summer of 2023. Once the contractor has been selected and a date achieved the community will be alerted to the work.

**Architectural Review and Covenant Enforcement**

The members of the committee are Valerie McCarthy Smith, Leah Peer and Tamara Survill. Owners were reminded to get approval for any exterior changes. Information for solar installations should be sent to CPS and owners are reminded that hardware finishes need to match the panels. Also, owners are encouraged to keep drainage culverts clean so that storm water can drain successfully. It was also noted that Diana Diodosa will pass out flyers for he community aeration late in March and early April.

**BOD Nominations**

Harold Hoadley and Linda Cassidy were placed into nomination for the 2023 board. Hearing no other nominations those owners presented voted unanimously to elect Harold and Linda to the open board positions. The community would like thank Terry Mayer and Bhaskar Chandra for their service to the Enclave.

**New Business**

Members of the community mentioned that they would like to see a new directory as well as a summer social event. The board of directors will take up both requests at their next meeting.

**Meeting Adjourned at 11:00am**