

UNAPPROVED MINUTES
The ENCLAVE at Meadow Hills HOA – Annual Meeting
March 2, 2024 9:00am
Duffers Bar and Grill Breakfast

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

Also Present: Barbara Ariss, Centennial Property Services, Inc. There were 20 households present and 7 owners represented by proxy which established a quorum.

The meeting was called to order at 9:21 am by President Harold Hoadley

Approval of Minutes

Reviewed the March 2023 minutes. Hal Hoadley asked if there were any objections to the draft of 2023 minutes and hearing none, the minutes were approved.

Gratitude of Service

Hal Hoadley offered his and boards thanks for the service of Nick Gardetto as a director of the board. Hal also extended the thanks of the community to Valerie McCarthy Smith for her service in leading the ARC.

Amendment to the Agenda

Hal Hoadley asked to change the order of business to move the election to the end of the meeting. Without objection the election for the open board seat was moved to the end of the meeting.

Agent Financial Reports

Barbara Ariss presented the financial reports, including Balance Sheet and Budget vs Actual for the period ending in 2023. Barbara Ariss also presented the 2024 budget. After discussion Hal made motion to approve the 2024 budget, Skip Smith seconded, all approved. It was also noted that the annual dues will be raised to \$525.00 for the year. \$85.00 of the dues will be allocated to the reserves to keep it fully funded.

Covenant Enforcement Statistics

Barbara Ariss reported that there were 48 letters sent to owners during 2023. Most were for reminders of maintaining landscaping and snow removal. It was noted that the Enclave at Meadow Hills is an extremely well-maintained community.

New Business

Barbara Ariss discussed the SB23-178 Xeriscape mandate for HOA's to have three pre-approved plans available for the community. The ARC is currently evaluating plans. Owners will still be required to submit any landscape plans to the ARC for approval before the projects begin. Barbara also discussed the rental summaries that are required to be submitted by investor owners. The community also discussed a possible directory and Terry Mayer agreed to lead that effort. Mark Robertson agreed to organize a community-wide social event. The members agreed that any other events will need volunteers to organize them, and CPS will put a note on the website asking for such volunteers.

Election

Linda Cassidy nominated Terry Mayer to the board of directors. Hal Hoadley asked if there were any other nominations, and hearing none Terry was elected to a three year term as a director.

ARC Appointment

Diana Diodosio agreed to serve on the ARC. Hal Hoadley asked if there were any other nominations and, hearing none Diana was appointed to the ARC.

Meeting Adjourned at 10:15am**Board of Directors Meeting immediately following the Annual Meeting**

The directors appointed Hal Hoadley as the President, Terry Mayer as Vice President/Treasurer and Linda Cassidy as Secretary.

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