

## Meeting of the Enclave Board of Directors

May 27, 2022

Members present: Karen Epstein, Barb Graham, Jonathan Levy

1. The meeting was called to order by Karen Epstein, President.
2. **Minutes** of the January meeting were approved by consensus. (The February meeting was the Annual Meeting, the minutes of which will be voted on in 2023. There were no March or April meetings.)
3. **Enclave Entrance:** Karen has been able to lower the price from \$85K to approximately \$30K for refurbishing the Enclave entrance. This includes demolition, landscaping, lighting, and necessary irrigation. The funds are available in reserve and no vote or assessment will be required. Schematics will be drawn and sent to all homeowners before any work is contemplated. The best time to accomplish this is in August, with new planting to be done in September.
4. **Enclave Roads:** Tim advises that asphalt prices have increased significantly in the past several months. He believes prices will come back down relatively soon. The road resurfacing project will be deferred for now.
5. **Enclave Pool:** The pool area was found to be in poor condition. The following steps were taken in remediation:
  - Missing tiles in the fountains were replaced.
  - Broken pavers will be replaced.
  - BBQs have been cleaned.
  - The artificial grass in the bocce court will be tightened.

**PLEASE DO NOT LEAVE THE POOL GATE(S) UNLOCKED.** This is a violation of codes and, more importantly, could lead to a tragedy. The Board is investigating improvements in the gate locks to make entry and exit easier. As a reminder, the code for the pool gates is C139X.

6. **Limitation on Leasing:** As you may be aware, there has been an increase in the number of homes being bought by individuals/corporations for the purpose of leasing. This has led to instances of transiency, property destruction, short term contracts (such as vrbo and airbnb), “party houses”, etc. The Enclave Board is concerned with maintaining the quiet and family friendly character of our community. Recently, the Legend Owners’ Association passed an amendment to their CC&Rs. This included the following terms:

- All leases shall be in writing, and be submitted to the Association.
- No lease shall have a term of less than 90 days.
- Subleasing is strictly prohibited.
- All leases should contain the names of the lessees, and description and license plates of their vehicles.
- No lot may be used as a timeshare property.
- (And several other specifics.)

Amendments to the CC&Rs of the Enclave require a vote of 75% of those voting. Further discussions of this subject will be held.

7. **New Homeowners:** Several Enclave homes have changed ownership in the past several months. Jonathan will attempt to collect names and email addresses of the new homeowners and include them on the email list for minutes and announcements. Homeowners will be asked to choose how they will be listed and method of contact (email, snail mail, etc.).

8. **Front Yard Landscaping:** There has been a spate of broken sprinkler heads and several homeowners have broached the subject of artificial grass. Water costs are by far the largest budget item for the Enclave, and costs in 2022 so far are significantly over budget. The prospect of artificial grass was investigated several years ago but there was no community consensus at that time. The Legend community has allowed residents the choice of natural or artificial grass for front lawns, but they were required to pay for the costs of artificial turf installation. This was balanced by the decrease in monthly water costs, as homeowners in the Legend pay water costs for their individual front yards. Karen has plats of proposed changes in front yard landscaping for each Enclave property which were developed when this was last considered. As water costs rise and the irrigation system further deteriorates, multiple alternatives need to be considered. Please stay tuned.

9. **Enhancement Fees:** GRCA charges an enhancement fee on the sale of any property within Gainey Ranch. This is ½ percent of the sales price, capped at \$6,372, and is used for various improvement projects in the Ranch. Several of the communities add enhancement fees between \$500 and \$2000 per sale. The Enclave Board will discuss whether adding an enhancement fee is of value to the community as a whole.

10. There being no further business, the meeting was adjourned.

Respectfully submitted,

Jonathan Levy  
Secretary