

## Meeting of the Enclave Board of Directors

January 7, 2022

Members present: Karen Epstein, Barb Graham, Jonathan Levy, Sue Selig, Tim Bridges (by phone)

Homeowners: Gerard Severson

1. The meeting was called to order by Karen Epstein, President.
2. **Minutes** of the October meeting were approved as submitted.
3. **Financial Report:** Tim reported that there has been no significant change in Enclave finances since the previous meeting. Reserves and expenditures remain within budget. Reserves will improve when the new monthly assessment begins.
4. **Architectural Committee:** (Barb Graham) No new report. Remodeling continues at several homes in the community.
5. **Social Committee:** (Sue Selig) The sponsored coffee at the Enclave pool was well attended. An end of season pool event will be scheduled, as always. Tentative date this year will be May 1. There are many new homeowners in the community. Jonathan will write a proposed welcome email on behalf of the Board. Barb will amend the resident list once all information is available.
6. **Road Repair:** Tim has received a second proposal for resurfacing of the internal Enclave roads. Costs are relatively consistent. Some of the roads around the Ranch Club have been resurfaced with 2 inch overlay, and these appear to be cracking in places. Tim suggests we remove the asphalt to the substrate and resurface with 3 inches of new asphalt, which should allow for less cracking and longer life span. This would add approximately \$50,000 to the project. The Board voted to investigate this further. A lighting project for the cul-de-sac road will be scheduled to coincide with the road project, subject to homeowner approval.
7. **New Business/Homeowner Comments:**
  - a. It was suggested that though the monthly assessment is increasing, maintenance services seem to have decreased. Karen explained that this was likely true, and due to multiple factors such as wage increases, Covid absences and lack of manpower. Hopefully, as some of these problems are ameliorated, service will improve.
  - b. The Enclave spa is heated 24/7. A suggestion was made that a cover or thermal blanket be purchased, which would maintain temperature while reducing gas usage. This idea has been explored in the past. The Board will look into it again.

8. **Annual Meeting:** Enclave CC&Rs specify that the Annual Meeting be held on the third Wednesday in February. Accordingly, the **Enclave Annual Meeting will be held on Wednesday, February 16, 2022 at 5:00PM in the Gainey Ranch Estate Club.** An agenda will be distributed by email prior to the meeting. Homeowners may appear in person or attend remotely by Zoom.
9. There being no further business, the meeting was adjourned.

Respectfully submitted,

Jonathan Levy

Secretary