

Minutes of the Meeting, Enclave Board of Directors

November 11, 2022

Members present: Karen Epstein, Tim Bridges, Barb Graham, Jonathan Levy
Homeowners: Bob Buuck, Larry Hirsch

1. The meeting was called to order by Karen Epstein, President of the Board.
2. **Minutes** of the September 23 meeting were approved.
3. **Financial Report:** No significant change in finances. We continue to be approximately \$11,000 over budget due to water expenses (5K) and removal and replacement of dead trees (5K).
4. **Front Entrance Gates:** Two bids have been obtained for the new gates. The gates will be ordered shortly. The annunciator system for the gates has not functioned correctly for many years, and there have been improvements in operation of these systems. Extensive research was done by Rick Adams, and this has generated bids for a new system with possible amendments. The Board thanked Rick for his contributions. Please see **Questionnaire** paragraph below.
5. **Front Entrance Signage:** The current Enclave signage will likely be retained on the walls at both sides of the entrance. Both signs will have "7878" underneath (with the "8"s right side up.) An alternative would be backlighted signs, as seen at the entrances to Gainey, and shown in a picture attached to the **Questionnaire**.
6. **Front Entrance Landscaping, Plantings and Lighting:** This will have been done by the time you get these minutes.
7. **Irrigation controllers:** The new head of Landscaping, Jose Natividad, met with the Board to discuss installation of new irrigation controllers. These can be controlled by internet, automatically shut off irrigation when it rains, and detect, report and localize leaks. Enclave cost for the system (with installation) is \$17,700. Water savings should be substantial (in volume if not in price). The Board voted to approve the purchase and installation.
8. **Enclave Roads:** Asphalt prices remain high, but hopefully should come down soon. Current estimates for resurfacing Enclave roads are approximately \$350,000-

400,000. Please see **Questionnaire** for further discussion.

9. **Enclave Landscaping:** There have been multiple comments from homeowners regarding looming water shortages, as well as communications from Scottsdale and Gainey. As has been discussed (many times) previously, a new plan for irrigation at Enclave is needed. Please see **Questionnaire**.
10. **Miscellaneous:** Holiday wreaths will be hung on the gates on the Wednesday before Thanksgiving. Gainey Ranch rules for holiday lights specify that only white lights may be used, and that no blinking lights can be displayed. No lights are permitted on golf course walls/fencing.
11. **Questionnaire:** (Bet you knew this was coming). There are many questions facing the Enclave in the near term future, and the Board would like some direction in understanding the desires of the homeowners. Special assessments and changes in the CC&Rs require a vote. Questions as to the timing and scope of the projects need to be addressed. Topics include:
 - CC&R changes to permit leasing/rental of Enclave units for minimum terms of 3 months, 6 months or 1 year.
 - Timing of road resurfacing.
 - Timing and approval of modernization of landscaping, including xeriscaping and artificial turf.
 - Change of signage at the Enclave entrance.
 - Structure of payment for assessments (amount, timing of payment, loans, etc.)

A survey will be sent to all homeowners when it is completed.

12. **Annual Meeting:** Scheduled for Thursday, February 16, 2022, in the Estate Club Boardroom at 5:00PM.
13. There being no further business, the meeting was adjourned.

Respectfully submitted,

Jonathan Levy

Secretary