

ENCLAVE BOARD MEETING MINUTES MARCH 12, 2024

The monthly meeting of the Enclave Board was held at the Estate Club House on March 12, 2024 at 3:00 pm.

MINUTES OF PRIOR MEETING: The minutes of the meeting held on February 21, 2024 were approved.

ATTENDANCE: Joan Raskin, Karen Huffstutter, Carl Huffstutter, Deborah Hill, Larry Hirsch

ROAD REPAVING PROJECT: Randy Raskin reported on the status of review of the four bids that have been submitted for the repaving of the Enclave roads. Randy reviewed the different proposals and explained the issues remaining to be decided. Two of the proposals were close in price on the lower end and two were close in price on the higher end. We need to further define the scope of the project and make sure the depth of the removal and installation of the new road is correct. We need to pick the stamped concrete to use for the area around the gate. Once we have that completed we will go back to the bidders and ask them to rebid based upon some further information to be supplied to them shortly. Randy recommended that we use one of the two lower bidders but there is more work to be done before we can go to contract with one of them. Members of the Enclave community raised a number of questions and concerns regarding the scope of the project and how it is to be supervised and controlled. Gerry Severson offered information and suggestions from his years as a developer. Randy recommended (and the board approved) that an engineer be hired to conduct boring examinations to determine the depth of the project, as there is a variation in the bids concerning the possible depth of the removal. Jim Funk will look in his records to see if he has a recommendation for an engineer to work on this with us. The Board discussed, as a cost saving measure, the use of stamped concrete in lieu of pavers for the area immediately inside and outside of the entry gate. The Board agreed that stamped concrete would be better, that an engineer should be retained to do the bore study, to help define the scope of the work and to do site visits during the project to ensure that the work is being done properly. There was some discussion about retention of contract payments to ensure that work was being done properly and as per contract. The final contract will be made available to the community.

INTRODUCTION OF BOARD MEMBERS:

Each of the board members introduced themselves and gave a brief biography to the community.

UPDATE ON GAINNEY RANCH WEB SITE RECONSTRUCTION:

Jim Funk reported on the work being done to update the community web site. There will be a section for each community and members of that community will have access to the by-laws, minutes, financial information and the community directory.

BUDGET:

Carl Huffstutter reported on the budget and presented a one page summation of line items. A copy of it is attached hereto for convenience. He reported that the January expenses were basically on budget but that was an \$800 legal fee charge that seemed odd. Jim Funk will look into it and see what the charge was for. Jim explained how the Enclave budget is impacted by the overall community budget for certain line items such as landscaping and water. There was some discussion about long term cost savings by reviewing the Enclave landscaping plans but it is agreed by all that this issue needs to be deferred until the road work is completed. All but 8 community members have paid the special assessment and there is \$510,000 in the reserve fund so the road project can commence once a contractor is hired. The Board discussed the desirability of placing the reserve funds in interest bearing accounts until needed to pay for the new roads. Larry Hirsch will investigate and is authorized to place the funds in treasury notes or bills for short terms.

NEW BUSINESS:

Landscaping to be deferred until the road is done.

Fencing along the golf course is maintained by the golf course but the walls are our responsibility. Joan will be in discussion with the golf course management to discuss fencing issues.

There is an interest in having an Enclave “end of season” get together and Sunday April 21 is picked for the day. Further details will be posted by the mailbox. The Enclave Community will provide water, iced tea, lemonade, wine and beer, The community is invited to attend and bring a dish to share.

Carl is working on the community directory. Everyone please provide Carl and/or Larry with updated contact information.

Larry will look at our by-laws to see whether we can conduct voting electronically without having to amend the by laws.

At the next meeting we will discuss community security issues.

The next Board Meeting will take place on Tuesday April 16th at 3:00 pm in the Clubhouse Meeting Room.

The meeting was adjourned at 4:15 pm.