

Enclave Board Meeting Minutes August 17th, 2024

The monthly meeting of the Enclave Board was held at the Estate Club meeting room and by Zoom on Tuesday August 17th, 2024 at 3:00 pm.

ATTENDANCE:

The meeting was attended by the following board members:

Joan Raskin, Karen Huffstutter, Carl Huffstutter

In addition, a total of 9 Enclave residents were in attendance. One attended via Zoom.

CALL TO ORDER:

Joan called the meeting to order at 3:00 pm.

APPROVAL OF MINUTES - AUGUST 20TH MEETING:

A motion was made to approve the minutes from last month's (Aug 20th) meeting. All board members voted unanimously to approve the minutes.

ENCLAVE COMMUNITY LANDSCAPE APPROVAL (LOTS 15-20) NEXT STEPS/NEW REQUESTS

Karen presented an overview of the latest plans and status of the six homes that have volunteered to initiate a water-saving re-landscape of their front yard area. A combination of desertscape, artificial turf and drought tolerant Mid-Iron grass will be installed throughout Lots 15-20 to demonstrate the multitude of options available to homeowners who may wish to re-landscape their own front yard. All work is being entirely funded by the homeowners themselves.

The overall plans were presented to the main Architectural Review Board earlier this month and approval was obtained. Initial work will begin in the next couple of weeks and continue over the course of the next few months.

Karen indicated that several other residents have also reached out to her in order to obtain more information regarding their own yard. Residents are encouraged to contact Karen at Karen.Huffstetter@yahoo.com if they have questions or wish additional information.

Sandra Wilkins, our own resident real estate agent, explained to those in attendance the overall positive benefits that a re-landscape effort will have on the Enclave community as it relates to home resale values.

As homes convert to the updated landscape plan, they will abandon their water hook up to the HOA water and convert their water hook up to the City of Scottsdale water. This will save water costs for the entire neighborhood of Enclave.

UPDATE HOA COMMON AREA BETWEEN LOTS 33 & 34:

Karen gave an overview of the problems associated with the common area adjacent to lots 33 and 34. This area has historically had difficulty sustaining grass due to issues with trees

and shade. The board has recommended that this area be redesigned with a combination of rock and artificial turf.

This activity is being done in conjunction with homeowners in lots #33 and #34 who have also agreed to re-landscape their front area. This joint effort will provide a consistent look across the adjoining properties. Cost of common areas will be paid out of our current reserve funds.

FINANCIAL REPORT:

Carl gave a summary of the August financials. It was noted that some of the data from last month was incorrect as provided by the GRCA accounting. Money has been incorrectly taken from our Reserves account for charges that should have been taken from the operating cash. It was also noted that incorrect data was received regarding the Aged Receivables statement which previously showed that all homeowners were up to date on their dues.

The latest financial accounting showed that one homeowner is over 6 months in arrears while another is 3 months behind. A follow-up discussion with our controller concluded that the homeowner that was 6 months behind is actually only 3 months behind due to receipt of a June payment. The Enclave board is working with GRCA accounting to determine how they are proceeding regarding collection of past dues. Collection of these dues will increase our operating cash by several thousand dollars.

Our August financials were fairly consistent with our overall budget with the exception of our water bill which was over \$5000 and the largest in the history of Enclave. Our overall expenditures are still within three percent of the budget.

NEW PAINT PALETTE PROPOSAL:

Joan presented a summary of the new “Lighter” exterior paint schemes that she and Karen have selected. These colors were the result of working with the paint coordinator at Dunn Edwards Paint and from a selection of paint schemes that have been updated throughout other Gainey satellite communities. The Board will be submitting these to the GRCA Architectural Committee for final approval. The new color schemes will supplement (not replace) the existing Enclave paint palette.

NEW BUSINESS:

There were no new business topics brought to the table.

COMMENTS AND QUESTIONS FROM RESIDENTS:

Homeowner Bob Berger made a recommendation that someone from the Enclave community volunteer to sit on the committee that will select a new GRCA Managing Director. The new Director will be replacing Jim Funk who’s contract with GRCA expires May 2025.

There were no other issues or concerns brought to the attention of the board.

ADJOURN:

The meeting was adjourned at 3:50 pm.

NEXT BOARD MEETING:

The next board meeting has been scheduled for Tuesday October 15th, 2024.