

ENCLAVE BOARD MEETING MINUTES NOVEMBER 20, 2024

The monthly meeting of the Enclave Board was held at the Estate Club House on November 20, 2024 at 3:00 p.m.

ATTENDANCE: Joan Raskin, Karen Huffstutter, Carl Huffstutter, Deborah Hill, Larry Hirsch (by zoom)

MINUTES OF PRIOR MEETING: The minutes of the meeting held on October 23, 2024 were approved.

IRRIGATION SYSTEM AND CONVERSION TO SCOTTSDALE WATER: Joan made a presentation regarding the condition of the present irrigation system and what it costs the community annually. The costs include monthly fees for use of water, payment to Gainey Ranch for maintenance and repair and high costs for repair and maintenance to the old and obsolete irrigation system. Joan recommended that the community consider making a change in how each homeowner irrigates his or her front property by "hooking up" to the City of Scottsdale water system. Joan explained how each home can convert to City of Scottsdale water and disconnect from the main Enclave/Gainey system. This would eliminate the need for the Enclave to pay for maintenance of the existing system (which costs exceeds \$20,000 per year in repairs) and would result in the community dues no longer paying for front yard water use or costly repairs of the antiquated system throughout Enclave. Homeowners would be free to keep their existing landscaping or convert to sod, desert or synthetic turf. It would cost each home owner an estimated \$1,000-\$2,000 to set up the connection and installation of material to the Scottsdale system, depending upon the size of the yard. It costs about \$1600 per home over a 5 year period to maintain the current system of repair and a replacement of the Enclave irrigation system could cost up to \$500,000 (per investigation by prior Enclave boards). Each homeowner will continue to pay 1/66th of the cost of Enclave irrigation maintenance unless we make this a community wide requirement to connect to the Scottsdale system. If everyone connects to the Scottsdale water system, each homeowner will pay for his or her own water use. The cost should be less per household than the current water expenses since Scottsdale charges more per gallon as use increases. Scottsdale will be responsible for repair and maintenance as part of its service rather than our dues being used (or our reserves depleted) to maintain the current irrigation system mainlines and backflows. Gainey maintenance will still "service" the front yards of each home and the Enclave will pay for that service.

A Motion was made to have the Board spend the next 60 days educating the Enclave community about the need to convert to Scottsdale water system and disconnect from the Gainey water system. A vote will be taken in about 60 days to mandate that each home connect to Scottsdale water and be responsible for their own water use. The Motion was seconded and, after discussion, passed. There was a full and complete discussion of all aspects of making this change and why it is recommended by the Board.

LANDSCAPING CHANGE REPORT:

Several homes have already converted and others are in the process of converting

GATE CAMERAS AND ACCESS TO ENCLAVE:

Rick Adams made a presentation regarding the prospect of modifying the front entrance to the Enclave by installing a new system in which each home owner would be able to control access to the community for those people coming into the Enclave. A new system would connect to each person's cell phone and provide a screen shot of the person seeking entrée to the community. Costs would be an initial payment of \$14,000 to purchase the system and approximately \$1500 to install and connect to the existing conduit. Monthly service fees would be \$6.50 per home.

This system provides enhanced security. We can see who is coming in. Additionally, those who are given regular access (such as landscapers or regular service people) will have an access code unique to them and which cannot be used by someone else (unlike the present system where anyone who has the access code can gain entry. Additionally, the pictures taken at the time of entry are saved electronically for a month.

There is a second "phase" which we can add to the entrance system and that is an enhanced camera system that takes photos of license plates and cars that are entering the community, Rick recommends that we start with the first stage for six months and then see if we want to add the enhanced cameras. The first system does not have cameras.

Joan suggested (and it was agreed) that this matter be tabled until the next meeting at which time it can be further discussed and brought up for a vote.

BUDGET AND FINANCES: Carl reported on the budget and the state of the finances. We have two homeowners in default. We have \$140,000 in HOA equity and we spent less in October than we brought in by dues due to the reduction in water usage (both seasonal change and the conversion of lawns from "summer" grass to "winter" grass which resulted in the shutdown of irrigation). Rick Adams suggested that dues be increased to provide for a larger reserve account. There was no further discussion on that suggestion.

FUTURE MEETINGS: Board meetings will be held on the third Wednesday of the month.

The meeting was adjourned at 4:05 p.m.