

ENCLAVE BOARD MEETING MINUTES MARCH 19, 2025

The monthly meeting of the Enclave Board was held at the Estate Club House on March 19, 2025, at 3:00 p.m.

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

MINUTES OF PRIOR MEETING:

The minutes of the meeting held on January 22, 2024, were approved.

IRRIGATION SYSTEM AND CONVERSION TO SCOTTSDALE WATER:

Forty two homes have begun/completed the work to transition from Gainey water to Scottsdale water. Some homes will convert to turf or desert and some will maintain their grass yards. Since the annual meeting last month, several homeowners have been in contact with Karen or Joan to convert to Scottsdale water. The Enclave web page on the Gainey community web page will be updated to post all relevant information for the conversion to Scottsdale water and/or modify the front yards. New guidelines on landscaping requirements will be posted.

Common area islands in the community will convert to Scottsdale water. In several of the areas of the Enclave, the adjacent homeowners will be asked to allow the city to use their lines to provide water to the nearby islands to avoid digging up streets or lawns. Those homeowners will receive credits for the water used by the community based upon both estimated use and historical data.

The pool and loop road area is already metered for water use. Several of islands already have “sleeves” which will allow for the City of Scottsdale to “hook up” to those areas and the Enclave will pay for those areas directly. Joan will meet with the effected homeowners to discuss the project.

LANDSCAPING CHANGE REPORT:

GRCA is now mandating that there cannot be 100% desert landscaping in the front yards of any units. Those homes that are switching to desert will need to have some turf or natural grass component to their landscape design. New forms will be available for irrigation changes.

The Enclave desires to maintain the tree “canopy” as it currently exists and will work with homeowners to replace dead or dying trees. Not only will that be aesthetically pleasing it will also help reduce heat (the installation of artificial turf will cause some increase in ground temperature).

The Enclave will retain Megan Lenhart Outdoor Design (602-885-6917) to provide landscape architectural consulting services for those residents who wish assistance. The Board voted to set aside a reserve of \$1200 to be available to residents to utilize Megan's services. Her hourly rate is \$100 and once the funds are spent, the project is done and the fund will not be replenished without a further vote of the Board. Further costs for Megan's services once the fund is expended would be borne by the homeowner requesting her assistance. (See attached for further details)

BUDGET AND FINANCES:

Carl reported on the budget and the state of the finances. Our reserves have decreased due to irrigation repair costs, water use (January saw a large water leak that took two days to identify and repair) and replacement of dead or dying trees. Joan identified a \$5,000 overcharge from GRCA and we will likely receive a credit back to our account. Other line items which should be charged to our maintenance budget were charged to our reserve funds and we will seek to resolve that problem with the GRCA.

ELECTRICAL IRRIGATION CONTROLS:

Carl reported that the Enclave has 3 electrical meters and 1 direct (non-metered) connection to APS. We don't use a great deal of electricity for controlling the irrigation system but we pay monthly fees that greatly exceed the actual costs. Carl reported that we can convert the meters to a solar-based access to power and we will recoup the costs of replacing the use of electricity (and the service fees) with solar power within a year. We will still need to use the meter by the pool and the front gate.

Carl discovered that the meter at the south end of the Enclave is being used to provide power to the GRCA and we will seek reimbursement for some of the costs we have incurred due to the use of our meters by GRCA for its uses.

SOCIAL COMMITTEE:

Marie Heilman has volunteered to be a Social Committee Chairperson and has organized a pool area social for March 20 at 5:30.

ENFORCEMENT OF YARD MAINTENANCE:

Questions were asked regarding handling of homeowners who refuse to convert their yards to Scottsdale water and allow their properties to go into disrepair. The Board discussed how those problems will be addressed and the ability of the Enclave to enforce maintenance of yards.

GOLF COURSE BORDER FENCING AND WALL ISSUES:

Joan reported on the ongoing problems with the Golf Course refusing to repair the fence which abuts the Enclave on the west side and refuses to alter the sprinkler system which is damaging walls which abutt the course. Joan is introducing Michael Hunter to his peer at the Country Club so this problem can be addressed and corrected.

POOL PARTIES:

Several community members commented on recent private parties at the Enclave pool and discussed issues of notice of the event and the condition of the pool area after the party. The Board will post protocols of policies and procedures for pool parties and may require a cleaning/security deposit for future events.

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

The meeting was adjourned at 3:55 p.m.