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## Meeting summary for Enclave Annual Meeting (02/19/2025)

### Quick recap

The annual 2025 meeting of the Enclave covered various topics including the reelection of board members, community finances, and property maintenance issues. The meeting addressed concerns about landscaping, irrigation systems, and water management, with discussions on potential improvements and cost-saving measures. The community's budget, reserves, and future projects were also discussed, along with efforts to enhance security and address maintenance challenges.

### Next steps

- Joan to post the attorney's opinion regarding the irrigation project on the GRCA website and email it to residents.
  - Michael Hunter to convene a Council President's meeting to address golf course water issues affecting community walls.
  - Board to work with Tim and Heather to develop and present a plan for changes to common area landscaping along the loop road.
  - Karen to continue assisting homeowners with the irrigation conversion process.
  - Heather to continue working with the Board on monthly maintenance updates and irrigation project implementation.
  - Board to pursue discussions with the golf course regarding water damage to community walls and fences.
  - Board to explore options for reducing the community's water consumption and associated costs.
  - Homeowners to consider updating their front yard irrigation systems and connecting to city water.
  - Board to monitor water usage and costs after irrigation conversion to assess potential savings.
  - Board to address concerns about maintaining the community's aesthetic while implementing water-saving measures.
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## **Summary**

### **Enclave Board Election Results**

James opened the annual 2025 meeting of the Enclave, welcoming attendees and encouraging them to sign in and vote for the Enclave Board. He then called the meeting to order and confirmed a quorum. The minutes from 2024 were approved. Michael Hunter, the director, was invited to discuss the election results for the Enclave Board. James confirmed that the five individuals listed on the ballot had been reelected for another term.

### **Sandra Wilkin's Expertise and Budget Discussion**

James introduced Sandra Wilkin, a real estate expert and knowledgeable agent in the community, who has been working tirelessly to raise the values of the community since 1985. Sandra shared her experiences with appraisals and the importance of keeping property values up. James then moved on to discuss the financials of the association, highlighting that they were about \$9,000 over budget last year due to inflation, but still within the 3% guideline. He also mentioned that they brought in almost half a million dollars, with the majority being for the special assessment for the road. James then presented the 2025 budget, noting that half of every dollar spent is allocated for the Grca to maintain buildings and landscape. The rest of the budget is broken down, with the majority being spent on water and other utilities.

### **Landscape Maintenance Budget Allocation**

James discussed the allocation of budget for utilities and landscape maintenance in the community. He mentioned that the landscape allocation would be tracked and potentially change as they gather more metrics. He also noted that the community's landscape expenses were reduced for the coming year based on projected savings. James presented a chart showing the data from the President's council, highlighting that the Maintenance Department spends a lot of time in their area. He also explained that the community's unique needs and landscape requirements are not consistent with other neighborhoods. The conversation ended with an open question about the inconsistency in landscape maintenance across properties.

### **Community Maintenance Schedule and Standards**

James and Heather discussed the maintenance schedule and consistency in their community. James noted that the trim crew is not in their area every week, but every four weeks, and the mow crew is in every Friday. Heather confirmed this schedule and mentioned that they have a fully staffed team, including gardeners and temperatures. James also raised concerns about the condition of some lawns and the need for sod replacement, which Heather

agreed to address. The discussion ended with James suggesting that the community should adhere to Grca standards for maintenance.

### **Community Landscaping Concerns and Financial Decisions**

James expressed concerns about the community's landscaping decisions, specifically the use of stamped concrete instead of pavers and the lack of accessibility for those with disabilities. He questioned the transparency of the decision-making process and the adherence to the community's budget. Bruce responded by explaining that the decision was made to reduce costs and maintain the community's luxurious appearance. He also mentioned that the community had a special assessment of \$7,000 to improve the roads and that the decision to use stamped concrete was made to stay within the budget. James also brought up the issue of the community's reserves, which he felt should not be depleted further. The discussion ended with James expressing his concerns about the community's financial decisions and the lack of transparency in the decision-making process.

### **Community Budget, Reserves, and Safety**

James discussed the community's budget and reserve management. He explained that the community aims to be 30% fully funded, which they currently are, and that reserves are an ebb and flow to address future needs. James also highlighted the importance of reserves in avoiding special assessments and maintaining the community's appeal to potential buyers. He mentioned the community's financial stability, with roughly \$580,000 in reserve balance and a projected need of over a million dollars for the loop road in the future. James also discussed the community's capital fund, which pays for projects like landscaping and security improvements without assessments. He mentioned the community's safety measures, including a new camera system at North Meadows, and the goal to deploy new technologies like smart watches for gate access.

### **Improving Ranch Through Water Reduction**

James discussed the ongoing efforts to improve the ranch, including hiring a consulting company to assess the soil and improve water retention for better plant growth. He also mentioned addressing issues with the golf course walls and fences, with a council meeting planned to establish problems and seek participation from the golf community. James highlighted the financial concerns that led to the irrigation project and the new color palette for exterior home painting. He also mentioned the repaving of roads, despite some community members not receiving their desired pavers. James then introduced the water reduction initiative, which involves landscaping and converting to city water,

with a representative group of homes demonstrating the process. He encouraged other homeowners to participate in the initiative to improve the neighborhood. Lastly, James mentioned the irrigation transition project, which aims to address maintenance issues and reduce the use of reserves.

### **Community Irrigation System Replacement Plan**

James discussed the community's antiquated irrigation system, which is failing and could cost up to half a million dollars to replace. He proposed an affordable solution, where homeowners could abandon the failing system and tap into their homes' irrigation systems, costing between \$1,500 to \$3,000. James emphasized the need for community input and legal approval, which was obtained from the HOA attorney. He also addressed concerns about the maintenance of front lawns and the need for a vote by homeowners. James suggested that the community should read the attorney's opinion for a better understanding of the situation.



### **Ongoing Irrigation System Conversion Project**

James discussed the ongoing project to convert common areas and individual yards to a more efficient irrigation system, with the aim of reducing costs and water consumption. He mentioned that the project, which has been in progress since February 2024, has been approved by the Mac Architectural Committee and the community. James also highlighted the potential cost savings for homeowners, as the community's water bill would decrease, and the responsibility for irrigation maintenance would shift from the HOA to individual homeowners. He also mentioned that the city of Scottsdale would be responsible for repairing any major line breaks. The team, including Tim and Heather, is working on a plan to present to the community for further approval.

### **Improving Community Maintenance and Water**

James discussed the ongoing efforts to improve the community's maintenance and water management issues. He mentioned that they are working with Heather and Michael to address these issues and are committed to finding the best solution for everyone at the lowest cost. James also addressed concerns about the removal of grass and the process involved, stating that it is a long and complicated process. He mentioned that they are considering two options for water management and are working with an attorney who specializes in HOAs and nonprofits. James ended the conversation by thanking everyone for their participation.

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