

ENCLAVE BOARD MEETING MINUTES MAY 21, 2025

The monthly meeting of the Enclave Board was held at the Estate Club House on May 21, 2025, at 3:00 p.m.

ATTENDANCE: Joan Raskin, Karen Huffstutter, Carl Huffstutter, Larry Hirsch by zoom and Deborah Hil by zoom

MINUTES OF PRIOR MEETING:

The minutes of the meeting held on April 23 2025, were approved.

IRRIGATION SYSTEM AND CONVERSION TO SCOTTSDALE WATER:

Karen reported on the progress of turning off areas of the Enclave from the Gainey Ranch Water system backflow. Most of the homes have signed on for conversion to the Scottsdale water system. There are only five (5) homes that remain unchanged. We will contact the owners of those homes

We will gradually replace diseased and dead olive trees with new live oak trees. These trees will provide shade and a lessening of heat on the ground caused by the landscaping changes in the Enclave. Old stumps will be removed.

Some homes have had "nut grass" installed on the yards and this is causing problems. The grass spreads quickly and may need to be removed.

Work continues to shut off areas of the Enclave from the Gainey HOA backflow and complete the hookup to Scottsdale water. The backflow covering lots 62-66 is complete and the backflow covering lots 58-61 will be completed soon. Lot 6 needs to change over to Scottsdale and then lots 1-20 can disconnect.

GOLF COURSE FENCING

Joan met with the golf course maintenance department. We are concerned about the safety and security issues rising from the poor condition of the golf course fences that border the Enclave west of the golf course cart path. We have suggested using oak trees and hedges to create a natural border and have some repair work done to the fences, which are the responsibility of the golf course.

There are also problems with stucco walls on homes that border the course and have experienced damage to the stucco due to irrigation issues on the course. Enclave will defer maintenance on common area walls until next year but some of the damage is the responsibility of the homeowner. We need to spread out some of our deferred maintenance costs for the next year as we are getting over budget on some of our maintenance expenses and we prefer not to seek a special assessment on residents.

FINANCE REPORT:

Carl reported on the finances. Our reserves should increase by \$3,000 per month as maintenance expenses decrease due to changes in water use and repair costs. Some of our operating expenses have been high for the past few months but our water consumption is down significantly from the prior year. We have had very high expenses for plants, trees and rocks on homes and we are discussing this issue with the GRCA and the Maintenance Department,.

We have identified errors in the expenses charged to us and we have received some credits and have found other errors which hopefully will result in further credits. There are still concerns about the accounting for the road project and we will seek an audit of the charges and expenses.

We have advised GRCA and the Maintenance Department not to make further repairs or replacement to vegetation which is charged to the Enclave without the express authorization of the Enclave. We have concerns about the costs and expenses for Lot 54. All trees to be replaced with by replaced with live oak.

POOL AND COMMON AREAS:

Golf course employees are using the pool restrooms. We need to improve the security and entry protocol for the pool area. People have also left lights on and have left the grill on. We need to post rules for the use of the area.

SOCIAL REPORT:

Everyone seemed to enjoy the last social event and we will try to do another one in June for those who are around.

COMMUNITY DISCUSSION:

There was some discussion about whether we should work towards increasing our reserves. We have a plan for long term replacement of Enclave property which will need to be replaced and there is a budget for that. However, water system repair costs have eaten into the reserves. We will recoup some of that with the savings this year from water use and repair costs. We can discuss at the next meeting whether and how we can raise the reserve funds.

The new owner of Lot 21 introduced herself and was welcomed to the Enclave
The meeting was adjourned at 4:00. The next meeting will be in September
Meeting was adjourned at 4:00

