

ENCLAVE BOARD MEETING MINUTES NOVEMBER 19, 2025

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

ATTENDANCE: Joan Raskin, Karen Huffstutter, Carl Huffstutter, Larry Hirsch and Deborah Hill. In addition, approximately twenty-nine (29) community residents attended live or by zoom. A list of the attendees is attached hereto.

MINUTES OF PRIOR MEETING:

The minutes of the meeting held on October 22, 2025 were approved. It was determined that a quorum was in attendance for the meeting. Our CC&Rs require 10% attendance and more than that was in attendance, both live and on zoom.

ENCLAVE CC&R AMENDMENTS:

Joan began the discussion regarding the two proposed changes to the Enclave CC & R's regarding changes to how landscaping on individual homes was to be maintained and who would be responsible for replacement of dead or damaged vegetation. Joan explained the two proposed amendments to Sections 8.1 and 8.2 of the Enclave CC&Rs. Joan reported that the change to the maintenance responsibility (8.1) would result in an estimated \$80,000 reduction in Enclave maintenance allocation expenses as each homeowner would be responsible for the maintenance of their individual yards. GRCA will continue to maintain the loop road outside the walls of Enclave residents and the Enclave would be assessed for that charge. The second change (8.2) would require each homeowner to be responsible for the replacement of vegetation on their property. That change would result in a reduction of Enclave allocation for maintenance by approximately \$25,000.

There were discussion and questions from the homeowners. Several homeowners stated that Arizona Corporation law was not complied with in the process for making these proposed amendments (Title 10 of the Arizona Revised Statutes). Joan explained that HOA laws are controlled by Title 33 of the Arizona Revised Statutes and that these proposed Amendments were proposed in compliance with State Law and with the requirements of the GRCA CC&R's. Our CC&R's require the approval of 75% of those who vote on a proposed Amendment and not 75% of the homeowners. That is what is contained in the Enclave CC&Rs.

Other questions were raised regarding why the responsibility for payment of water and the change from GRCA irrigation to Scottsdale irrigation was not subject to CC&R Amendment. It was explained that the Enclave Board received legal opinion from GRCA counsel that an amendment was not necessary and GRCA management concurred with that determination. The proposed changes to yard maintenance does require amendment to the CC&R's.

Other homeowners stated that they wanted GRCA to continue to maintain their yards and the Board stated that it was working with GRCA to allow individual owners to contract with GRCA for yard maintenance if they so desired. The Board will report to owners at the next meeting as to the status of that discussion. There were also discussion and questions regarding the timing of the proposed changes and a sense that the decision was being made hastily and in a confusing manner. The Board explained that the GRCA was preparing the 2026 budget and that these amendments needed to be approved or not approved so that the Enclave allocation of maintenance and plant expenses could be determined. Members asked why the ballots were redistributed and the Board explained that there was a typographical error in the first ballot and that the Board wanted to make sure that the members were voting on what was specifically being modified. No substantive changes were made and several members voiced the belief that the original ballots would have been proper in any event.

The final vote on the Amendment to 8.1 was approved by a vote of 45 in favor and 8 opposed.

The final vote on the Amendment to 8.2 was not approved by a vote of 38 in favor and 15 opposed.

The Board thanks Rick Adams for assuming responsibility for collecting and preserving absentee ballots and counting the votes at the meeting. Both the original and corrected ballots are maintained by the Board.

IRRIGATION TRANSITION:

Almost all of the homes have transitioned to Scottsdale water. Almost all of the homeowners have either submitted requests for changes to their yards or have completed the process of changes to their yards. No one is required to change their landscaping. They are only going to be shut off from the GRCA water system. We will provide any homeowner who desires the list of allowed plants per the GRCA rules.

GRCA BOARD CANDIDATE:

Vince Sollitto introduced himself at the Board meeting and briefly discussed his interest in serving on the GRCA Board.

FINANCIAL REPORT:

GRCA did not provide the October financials in time for the meeting so Carl did not make a report on Enclave financials. We can now commence work on the 2026 budget based upon the results to the vote.

GOLF COURSE FENCING

Joan reported that the golf course is installing plants along the border areas of the Enclave and will add irrigation (at their expense) shortly. The project should be completed by mid-December. We are paying for the plants but the golf course will pay for installation of the plants and for water.

SW GAS PROBLEM:

During the summer SW gas entered the Enclave and dug up a section of the road near the guard gate for installation of gas lines. It never received a permit from Scottsdale and does not have a utility easement for the area. It still does not have a permit. Joan is working with the City of Scottsdale, GRCA and SW Gas to determine the timetable for getting the permit and getting the work done, as we need to seal the road to maintain our warranty and we cannot do it until the new line is installed and the holes repaired-all of which require our consent (which we will give when asked) and a permit from the City of Scottsdale. We will ask that the current holes be covered so that the sealing can be completed.

MEETING WITH GRCA BOARD:

Joan reported on the meeting held on October 21 between the Enclave Board and the GRCA Executive Committee/Board. The Enclave Board presented issues related to GRCA rules and issues on rule enactment and enforcement. We also discussed issues with the MAC and with the Maintenance Department. The meeting lasted for two hours and the GRCA Board expressed concerns with issues raised and promised better dialogue and also promised to look into issues related to the Maintenance Department and its use of outside vendors to perform work which could be done by Gainey employees. The Board is not satisfied with the response received and we will resume discussions with GRCA after the election of new board members to the GRCA.

SOCIAL REPORT:

We will do another social event at the pool in December.

Enclave ANNUAL MEETING:

February 18 at 5:00 p.m.

Meeting was adjourned at 4:10 p.m.