

ENCLAVE ANNUAL MEETING MINUTES FEBRUARY 18, 2026

The annual meeting of the Enclave was held at the Estate Club House on February 18, 2026, at 5:00 p.m.

ATTENDANCE: Joan Raskin, Karen Huffstutter, Carl Huffstutter and Larry Hirsch. In addition, approximately fifteen (15) community residents attended live or by zoom and Julia Holland was in attendance.

MINUTES OF PRIOR ANNUAL MEETING:

The minutes of the meeting held on February 19, 2025 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.

STATE OF THE RANCH

Julia Holland gave a report on the status of the “ranch” and changes that were being made to office administration and proposed changes to management of Gainey Ranch. She reported that new software was being installed to the GRCA computers that would integrate all financial records and all administrative records for Gainey Ranch. She discussed how documents would be digitized and posted on the website and that we would have more access to GRCA documents. The real estate transfer fee is to be increased to \$400 from \$200. New software will be installed that will save over \$20,000 per year in administrative costs by reducing staff.

She also discussed at some length the concept of “outsourcing” labor and equipment costs for landscaping services in Gainey Ranch. It is thought that this would result in as much as a \$250,000 annual reduction in costs for labor and equipment and would provide a more even handed approach to allocation of costs for landscaping services in the Ranch. Julia is getting quotes for this service and will also seek similar “outsourcing” services for Security

REAL ESTATE SALES:

Sandra Wilkens made a presentation on sales and listings for the Enclave for 2025 and the current posture of 2006. There were 7 sales during the year and there is one current listings for sale and one pending contract. Sandra reported on values in the ranch and how renovations are increasing values.

FINANCIAL REPORT:

Carl reported on 2025 finances. Our expenses for the year were approximately \$3,000 less than income and under budget for the year. Our reserves were increased by \$8,000. The second half of the year saw a significant reduction in costs due to changes in landscaping and

water use due to Enclave changes to water use from GRCA and the changes to front yard landscaping.

The 2026 budget reflects a significant decrease in water expenses, as we have completed the transition to Scottsdale water from GRCA water. One home remains unconnected to Scottsdale, but that home is in the process of transitioning. Our cable costs have also decreased due to the new contract between Cox and GRCA. The landscaping allocation is now reduced by \$80,000 and our assessment for GRCA has been reduced to \$220 per month per home. The 2026 budget projects \$150,000 in expenses and \$175,000 in revenue. Two Scottsdale backflows and meters will be removed and that will add to our savings.

There was some discussion about how GRCA allocates overhead for maintenance regardless of use and that some communities (like Enclave) pay overhead fees that approach the actual cost of service. This would change if GRCA outsources maintenance. There was also some discussion about loop road maintenance responsibility and how to change the CC&R's so that GRCA assumes maintenance and irrigation obligations for the loop road that abuts the Enclave.

ELECTION OF NEW ENCLAVE BOARD:

Joan Raskin, Carl Huffstutter, Karen Huffstuffer and Larry Hirsch were re-elected to the board. Susan Fisher received 8 write in votes and Teresa Severson received 5 write in votes. Susan will join the board.

COMMUNITY DISCUSSION:

There was a discussion regarding a possible retail business being operated in the Enclave and how to put it to a stop. There was also some discussion about the proposed dog park in the Clubhouse area, which was not approved by the GRCA Board.

The meeting adjourned at 6:00 p.m