

ENCLAVE BOARD MEETING MINUTES MARCH 18, 2026

The monthly meeting of the Enclave Board was held at the Estate Club House on March 18, 2026 at 3:00 p.m.

ATTENDANCE: Joan Raskin, Karen Huffstutter, Carl Huffstutter, Susan Fisher, Larry Hirsch. Approximately 10 community members appeared live or on zoom

MINUTES OF PRIOR MEETING: The minutes of the meeting held on January 7, 2026 were approved.

LOOP ROAD UPDATE: Joan reported that she has asked GRCA to assume responsibility for care, cost and maintenance for the loop road sidewalk area that abuts the Enclave. Currently, the Enclave is responsible for the part of the walkway between the Enclave wall and the sidewalk. GRCA is responsible for the area from the sidewalk to the street. It will require an amendment to the GRCA CC&R's to effect that change. We will petition the GRCA Board to request that change to the CC&R's.

RESEAL OF STREETS IN SUBDIVISION: Now that Southwest Gas has completed its repair to the hole it improperly dug at the south end of the Enclave, Roadrunner will reseal the area and will extend our warranty even though the sealing is late. The sealing will take place in June over a 2-3 day period from June 8-10. The south end will be done first and then the north end and the west end will be done second. It is anticipated that the gate will provide ingress and egress through one of the two gates in alternating days

.FINANCE: Carl reported on the budget and the January finances since the February financial information was not available. The new budget did not apply in January since we were still operating under the prior year budget. Our monthly expenses were \$5,000 below budget. We spent some reserve money for irrigation on the south end and the entry island. We are now totally off two water meters and once the meters are removed, we will save additional funds as we won't have basic fees for having the meters. Our water use is significantly reduced. Some of the costs expended are properly charged to reserves and the financial report will be revised by GRCA. There were member questions regarding some of the lighting in the pool area and some of the bills for gate repair. There is general discontent with maintenance blowing leaves from the street to the individual properties.

REAL ESTATE MARKETING UPDATE: Sandra Wilkins reported on current sales and listings in Gainey. Values in the North Meadow area are rising and Enclave is deemed a more desirable location. There are current listings in the Enclave and several properties are coming on the market with list prices between \$3.5 million and \$4.0 million.

SECURITY: Community members have expressed concerns over the gate code at the main gate and the ease of gaining access to the community. Rick suggested that we revisit the security company which installed the security gate system at the Estates subdivision. Larry Hirsch presented an idea for a coded gate entrance in which each home owner can have a specific access code for their residence. There was additional discussion about the need to redesign the front gate entrance and the signage for the Enclave.

MEMBER QUESTIONS: There was some discussion about the pool area and landscaping in the pool area, problems with bugs and free standing water in the flower pots in the pool area (which have no flowers).

APRIL MEETING: April 22 at 3:00 pm

The meeting was adjourned at 3:50 p.m.