

ENCLAVE BOARD MEETING MINUTES MAY 20, 2026

The monthly meeting of the Enclave Board was held at the Estate Club House on May 20, 2026 at 3:00 p.m.

ATTENDANCE: 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 April 22, 2026 were approved.

RESEAL OF STREETS IN SUBDIVISION: 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. APS has patched the area in front of Unit 14. Joan will send out a new email with the schedule. There has been confusion regarding prior emails. Garbage pickup will not be impacted.

STUCCO WALL REPAIR TO PERIMETER WALLS: Repairs have commenced on the stucco perimeter walls adjacent to either the golf course or the perimeter loop road. Units 21-41 are completed. Twelve of those units needed repairs. The homeowner bears the cost of repair their wall but the Enclave will assume the cost of repainting the entire wall surface. The next units for repair are units 42-57. Chuck Miller expressed frustration that the golf club does not assume the cost of repairing walls adjacent to the course. It was explained that this has been tried unsuccessfully in the past by other communities.

REAL ESTATE SALES UPDATE: Sandra Wilkins reported on pending and recently closed sales. Unit 14 is closing at a sales price of \$3.8 million and the new owner is adding a pool. Unit 35 sold for \$2.250 million. Unit 40 sold for \$1.965 and is to be remodeled. Unit 65 is closing next month for \$3.6 million and unit 31 is under contract to close in July for \$3.150 million. The Enclave currently has the most sales activity in Gainey Ranch. We will table discussions on an Enhancement fee.

POOL REFRESH: Karen reported that a commercial pools service company has been out to inspect the pool at the Enclave and will provide an estimate once we decide on tiling options. The entry to the community is in need of new lettering and the sign needs to be moved or adjusted to that there are no shadows that interfere with seeing the sign. Karen reported on a design for new planting at the gate.

NEW BUSINESS: There is a new tree service provider and the common area palm trees will be trimmed. A second company will also work on the palm trees, which are very lush this year due to the warm winter.

FIANCE REPORT: GRCA has not provided April financial information so Carl reported on March. Expenses are down and revenue is steady. We have a cash position of over one month's expenses. Our reserves are growing. We are consistently under budget in expenses. We are saving about \$1,000 per month. We still have questions about the cable bill.

LOT IDENTIFICATION: There was a discussion regarding options for making it easier to identify the specific lot numbers in the community. We can paint unit numbers on the curb in front of the house. We can re-install the area map identifying lot location at the front gate. We can illuminate numbers on the wall adjacent to the garages. There will be further discussion on this matter.

SOCIAL EVENT: The final social event of the season will be Saturday May 23 at 6:00 p.m.

COMMUNITY QUESTIONS AND COMMENTS: There was a short discussion as to the scheduling for the installation of fiber optics. There is no pending schedule. There was also a complaint about the fencing adjacent to the golf course. Joan will follow up.

The meeting adjourned at 3:45