

ENCLAVE BOARD MEETING MINUTES June 22nd 2026

The monthly meeting of the Enclave Board was held via Zoom on June 22nd, 2026 at 3:00 p.m.

ATTENDANCE: Karen Huffstutter, Joan Raskin, Carl Huffstutter, approximately 10 community members appeared on zoom

MINUTES OF PRIOR MEETING: The minutes of the meeting held on May 20, 2026 were approved.

Enhancement Fee introduction: The Enclave Board of Directors is proposing an amendment to the current Enclave CCRs. The amendment would establish a Community Enhancement Fee to support the long-term maintenance and improvement of our community. There was a motion by Joan Raskin to hold a vote to change our CC&R's to include an Enhancement fee of \$4500 to all home sales in the Enclave Community with notice going out in the next 10 days and ballots due on or around August 1st, 2026, Karen Huffstutter 2nd the motion and the motion passed.

What is Being Proposed -The Amendment would create a \$4500 Community Enhancement Fee applicable only to a new buyer or entities who purchase a home in Enclave after the amendment is recorded. All funds would be placed into a separate account and used exclusively for capital improvements, replacements and upgrades to the Enclave common areas. Benefits would be supporting a long-term fund for capital improvements. The Enhancement Fee is a proven model 11 of the 18 Gainey Ranch Satellites already have Enhancement Fees for their communities.

REAL ESTATE SALES UPDATE: Sandra Wilkins provided real estate information in the last 12 months the Enclave has sold 8 homes with the highest sale being unit 14 at \$3.8M. Sandra commented we have come full circle in the Enclave with remodeled homes now selling for top dollar! Which definitely helps our community.

POOL REFRESH: Karen reported that we are working with a designer to refresh the entire pool area which will include a complete redesign of all the plants and trees. New paint, replace existing pool tile and new furniture.

The entry to the community is in need of new lettering and the Enclave sign realigned so that there are no shadows that interfere with seeing the sign. The sign will be updated on July 15th.

NEW BUSINESS: There is a new tree service provider Caretaker who is currently trimming our palm trees and will be trimming our common area trees. A 2nd company Green Magic Tree service will be available to provide homeowners with a discount rate for all tree trimming.

FINANCE REPORT: Carl reported on both April & May Financials. Expenses are down and revenue is steady. We have a cash position of over one month's expenses. Our reserves are growing and currently sit at \$131K. We are consistently under budget in expenses. We are saving about \$1,000 per month.

SOCIAL EVENT: The next social event of the season will be in October.

COMMUNITY QUESTIONS AND COMMENTS: There was a short on the pros and cons of the enhancement fee which will be documented with the information sent out.

The meeting adjourned at 3:45