

Minutes of the Annual Meeting

The Enclave at Gainey Ranch

February 15, 2022

1. The meeting was called to order by Karen Epstein, President of the Enclave Homeowners' Association at 5:00 PM.
2. **Approval of Minutes:** Minutes of the 2021 Annual Meeting were approved.
3. **Election of Officers:** Monika Goodwin, GRCA Administrator was present and certified that a quorum was present, either in person or by absentee ballot. Sue Selig was re-elected to the Board of Directors. Karen introduced the Board members.
 - Karen Epstein, President.
 - Barb Graham, Vice-President and Chairperson of the Enclave Architectural Committee.
 - Jonathan Levy, Secretary
 - Tim Bridges, Treasurer
 - Sue Selig, Social Chairman
4. **Secretary's Report:** (Jonathan) Minutes of Enclave Board Meetings are sent to all homeowners by email. The following small items were mentioned at the meeting:
 - Non-residents of the Enclave apparently are using the pedestrian gate. The gate code will be changed and residents informed of the new code.
 - Homeowners are asked to make sure the fire pits and barbecues are turned off when they leave the Enclave pool area.
 - Gainey rules require removal of pet waste. A waste station is located on the road leading to the cul-de-sacs.
 - Please check the glass cases adjacent to the mailboxes occasionally. Notices about Board meetings, pool reservations etc. are posted as reminders.
5. **Treasurer's Report:** (Tim) Enclave Balance Sheet, Budget and Reserves are available on line at gaineyranchca.com under neighborhoods/single family homes. Basically, Enclave was \$11,000 over budget in 2021. The Enclave portion of the monthly assessment was increased by \$25 per Board action. \$4 of this will cover the shortfall and the remainder will be used to increase reserves. Major projects in the community are:

Enclave Roads: Bids have been received for resurfacing of Enclave internal roads. Slurry sealing done previously has not held up. The Board believes a three inch total resurfacing of the asphalt should be done, and this will cost approximately \$270,000.

Front Gate and Entrance: Front gate damage has occurred in the past, and the gates need to be replaced. Designs for a remodel of the entrance and gates have been developed by a committee of homeowners and will be presented to the community when plans and financing are finalized. The concrete apron at the entrance will be repaired as well. Current estimates for this project are approximately \$150,000.

Landscaping and Irrigation: The Enclave irrigation system is largely original, and requires constant repair by the maintenance crew. Costs for water have risen and likely will continue to do so. Various plans have been developed in the past, but none has been implemented. The Board estimates that \$50,000 will be needed to fund repair of the irrigation system. This will be studied further.

Sequencing of Projects: Repair of the irrigation system will require digging in the Enclave roads, so it makes sense to do this project prior to installing new asphalt road surfaces. Repair of the concrete apron at the Enclave entrance should be done before asphalt resurfacing as well. Asphalt replacement is best done in the late spring or summer, when fewer homes are occupied. Plans will be presented to the community when costs and sequencing have been developed.

6. **Social Chairman's Report:** (Sue) Several new individuals have purchased homes at the Enclave in the past year. The new residents present at the meeting were introduced. An end of season party will be held at the pool as in previous years. It will probably be in early April.
7. **Architectural Committee:** (Barb) Sales have been brisk at Enclave, and property valuations are rising. Barb distributed a list of homes sold during the year. Many homes are being remodeled, which enhances the neighborhood. Enclave white books, which contain a list of homeowners and plant and architectural guidelines, are available from Barb at barbjimgraham@cox.net.
8. **President's Report:** (Karen) All old business has been discussed above. Karen asked for new business. A homeowner inquired about maintenance damaging walls when cutting front yard grass. Jim Funk suggested creating a small gravel border between the wall and the grass. Plastic drains in front of houses appear to be getting destroyed by lawn mowing equipment. Jim will look into this. Sissoo treetops appear to be dying and leaves are blowing into back yards of residents. Cars are speeding on the loop road, and the question of installing a speed bump or table was discussed. Speed bumps result in noise, particularly from large trucks in the mornings. Other possible solutions are removal of low plants from the medians and installation of mirror(s) to improve visibility.

9. **GRC Management Report:** (Jim Funk, Executive Director) Gainey Ranch remains in good financial shape. The maintenance department is under budget, due largely to personnel shortages because of COVID. Gainey now operates with a \$15 minimum wage in all departments. Because of the results in Maintenance, money was refunded to the individual communities. The maintenance manager resigned, and Jim promoted three of the submanagers to share the position. This should allow for more responsiveness and improve succession in the future.

The major new is, of course, the completion of the new Gainey Estate Club. The costs exceeded budget by approximately \$20,000 on a 6 million dollar total cost. Some details remain to be completed, largely due to supply chain issues. Enhancement fees collected from home sales were significantly larger than projected. (Sales were at 128 properties v. 80 last year.) This will easily cover the overage. Jim, Karen and Anne Blazek (Estate Club Manager) were the major leaders in the Estate Club project.

Jim was asked why a restaurant wasn't included in the remodel. He explained that almost all restaurants lose money in clubs. Gainey has chosen to contract out food services, which will be available for functions as needed by residents. A catering kitchen has been built to accommodate this service and a provider has been identified.

10. There being no further business, the meeting was adjourned. The next Annual Meeting will be held on February 15, 2023.

Respectfully submitted
Jonathan Levy
Secretary