

## Minutes of the Meeting, Enclave Board of Directors

September 23, 2022

Members present: Karen Epstein, Tim Bridges, Barb Graham, Jonathan Levy, Sue Selig (by phone)

Homeowners: Richard Cook, Regina Hays, Sandra Wilkin

1. The meeting was called to order by Karen Epstein, President of the Board,
2. **Minutes** of the August meeting were approved.
3. **Financial Report:** (Tim) There has been no substantial change in Enclave finances since the last report. We remain slightly over budget due to water costs and replacement of several dead trees.
4. **Architectural Committee:** (Barb) No major new projects since the last report. Homeowners are reminded that any changes to the exterior of the units (including back yards, lighting, paint and trim, plantings, etc.) must be submitted to the Architectural Committee for approval. Details are available in the Yellow (White) Books available from Karen or Barb.
5. **Front Entrance:** Work has begun on remodeling and improving the front entrance. The fountain has been removed. New gates will be installed. A new annunciator panel will (hopefully) make it easier to deal with vendors and guests. New locks for pedestrian gates and pool entrances have been previously detailed. Two bids have been received for the gates, but no vendor has been selected yet. A motion was passed directing the acquisition of estimates for a gate monitoring TV system.
6. **Short term Rentals:** There have been a significant number of problems with short term rentals in Scottsdale. Current Enclave CC&Rs allow owners to sublet their homes for a minimum period of 30 days. The Board believes that this is too short, and recommends a 1 year minimum period of lease/rental. A motion was approved to develop an amendment to the CC&Rs. This will be submitted to the homeowners with a short cover letter in the next month.
7. **On Street Parking:** Gainey Security places notes on vehicles parked on Enclave (and other Gainey) streets at night. A homeowner inquired whether there is a rule regarding this. Section 5.8 of Enclave CC&Rs states that: *“No automobile, motorcycle, motorbike or other motor vehicle shall be parked upon any street (public or private) within the Project except as authorized by the Architectural Committee Rules or as approved in writing by the Architectural Committee.”*

8. **Christmas Wreaths:** Historically, Enclave front gates have been decorated with holiday wreaths during the Christmas season. Wreaths are stored in the entrance building. The wreaths have aged, and a motion was made and passed to purchase a new set of wreaths. Hopefully, the new wreaths will adorn our new gates this year.
9. **Scottsdale Request re Overseeding:** The city has sent out a brochure requesting that HOAs and homeowners consider not overseeding lawns with rye grass. Please see letter to homeowners, emailed separately.

10. **Homeowner Comments:**

A homeowner suggested adding a “soft” gate in front of the entry gate (as installed on the North Gate to Gainey Ranch). The Board felt that this was not likely possible due to the short distance between the Enclave entry and the gate. Two and possibly four gates would be required. (One of the previous incidents involved a homeowner attempting to exit via the in-gate) This would be expensive compared to other solutions and likely be esthetically unattractive.

There was a question from a homeowner about rules for contractors working on Enclave homes. Apparently, there are rules promulgated by the City of Scottsdale and used by GRCA. Construction activity is allowed:

Monday – Friday    May through October                      6 am – 5pm  
No excessive noise until 6:30 am

Monday – Friday    November through April                      7 am – 5 pm

Saturday            8 am – 4 pm with no excessive noise

Sundays and Holidays - contractors not permitted

11. **Adjournment:** There being no further business, the meeting was adjourned.

Respectfully submitted,

Jonathan Levy  
Secretary