



Sunday, 09/17/2023

Attendees

Larry Howe, *President*
Anne Tomlin, *Vice President*
Brad Beam, *Compliance Officer*
Jordan Dempsey, *Secretary*

Meeting Called to Order at 2:30 PM by Larry Howe

Old Business

- Motion by Brad Beam to approve minutes from 8/27. Lary seconds, 4 votes yes, 0 no.

New Business

- Reviewed several bids from fencing companies (Dickerson, D&M, Chipmans)
- Dickerson Repair = \$14,551.45, Replace = \$147,289.80
- D&M Repair = \$26,800
- Chipmans Repair = \$10,000.00

Executive Session

- In order to gather the funds necessary to repair and replace the Enclave fence, the HOA will invoice The Enclave property owners quarterly, and gather these funds into a high yield savings account (HYSA). These timelines are currently describes as follows:
 - Repair of fence beginning in fall of 2024 bid estimate cost of \$15,000 funded in HYSA (requires \$65 /qtr per lot owner)
 - Replacement of fence beginning in fall of 2029 bid estimate cost of \$147,000 funded in HYSA (requires \$114 /qtr per lot owner)
 - Replacement of fence routinely every 20 years beginning in 2049. These details will need to be estimated going forward knowing that costs and market conditions will likely change over such long periods of time.
 - Larry proposes a letter to Enclave owners made by Brad that will review this funding plan. Copy of this letter will be sent to the board for review. US mail and email as well
 - Brad suggests sending a repair number first before sending the full letter out.
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- Billing will be done via quickbooks with liens on nonpayers. Bill will be sent out Nov. 1st with letters going out on October 1st.
- Add explanation of fence fee in the welcome letter for new homeowners.
- End Executive Session at 3:07 PM

Anne motions to vote on nominating Brad Beam to Draft letter to all 58 Enclave owners regarding repairs to the perimeter fence and the funding of neighborhood maintenance fee and account. 4 vote Yes, 0 vote no.

There are no open seats for the upcoming election. Quarterly meeting on October 22nd at 2:00 PM.

Meeting was ended by Jordan D. at 3:15PM, second by Anne Tomlin.