



ENCLAVE
AT SUN CANYON

**Enclave at Sun Canyon and Cedar Draw Homeowners Association
Board of Directors Meeting Minutes
July 25, 2018
10:00 AM MST**

BOARD MEMBERS IN ATTENDANCE

Soren Urry
Steve Urry

ALL SEASONS RESORT LODGING STAFF IN ATTENDANCE

Jim Simmons- VP Owner Services
Ken Rabach- CFO
Dan Vinke- Maintenance Manager

CALL MEETING TO ORDER

Soren Urry called the meeting to order at 10:00am MST

OLD BUSINESS

- May 23, 2018 meeting minutes were ratified as presented.

NEW BUSINESS

- Enclave Community Trees
Steve Urry introduced Ben Behunin of Behunin Trees, a Master Arborist to speak on the condition of trees on the area surrounding the Enclave community. According to Ben "Many dead and dying trees have been identified. Most of the trees are being killed by a pathogen call Cystopora. It is a canker disease that clogs the vascular system of the tree. This is often a precursor to bark beetle. "Steve explained that neighboring HOAs including the homes in White Pine Canyon and The Colony have seen a sudden onset of the canker that has killed trees and the conditions are expected to next spread to the Enclave area. We will need to keep an eye on this issue for the HOA to develop an action plan as needed.
- **Financial Update Presented by Ken Rabach**
 - Ken presented the YTD financial reporting that indicated expenses were unfavorable to budget year to date based on capital projects that were coded to the operating account rather than the capital budget in error. The required changes for landscape work and building exterior repairs were noted for changes.
 - Three unit owners have dues accounts in arrears in the amount of \$11,114.20. Ken Rabach is working with those owners to bring the accounts current.
 - The current HOA balance sheet reflects total assets and liabilities in the amount of

\$85,444.

- **Management Update Presented by Jim Simmons**

Jim noted that the budget letter sent earlier in the year appeared to have answered many of the questions on the reasons for the dues increase. A couple of owners had also commented on the level of landscape service in place this summer versus the previous year. Soren indicated that he has meet on site with ASRL maintenance leads Dan Vinke and Jason Harris to discuss work to be done and progress is being made.

- Steve asked that the Rules and Regulations be reviewed and that the board consider amending and/or clarifying the way that windows, doors and garage doors be treated in terms of unit owner vs. HOA paying for repairs. The current policy in place is that the HOA pays for front door staining, but that the door replacement or repairs be an owner expense.

- **Maintenance Update Presented by Dan Vinke**

- Miller Paving – Sean Campbell’s involvement – Soren asked that Dan keep Sean in the loop on coordinating the paving projects. Steve noted that the paving work that Synergy is will undertake will be subject to the Conservation Easement passing. If the easement passes this fall, the work for paving in Cedar Draw will commence in Spring of 2019.
- Landscape attend required
- Roof – building 17 and 18 need to be redone. Dan to coordinate.
- Entries – Dan to review the contractors working on the entry areas.
- Metal edges – Unit 22, topsoil needed and over seeding.
- Bark/mulch unapproved in PUD (1, 28-29, 34)- Jim to prepare and deliver notice to the unit owners regarding changes made that do not comply with the governing documents.
- Front Doors in Phase I – Dan is working with Cecilio on making necessary repairs.
- Construction Cleanup – as work winds down, construction cleanup is winding down too.
- Unit 22 Patio Heat – Unit owner’s responsibility. The project was done as a one off as part of the sale of the unit.
- Bridge Repairs – pending approved work that is tied to the paving project

NEXT MEETING

The next board meeting will be held on October 17, 2018 at 4:00PM MST

ADJOURNMENT

Meeting adjourned by Soren Urry at 12:15PM MST