

Enclave at Sun Canyon and Cedar Draw Homeowners Association Board of Directors Meeting Minutes October 17, 2018 4:00 PM 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 Jason Harris- Maintenance Jordan Kelch-
Owner Services Administrative Assistant

CALL MEETING TO ORDER Soren Urry called the meeting to order at 4:15 PM MST

OLD BUSINESS

- July 25, 2018 meeting minutes were edited and approved.
- Bridge Project- Discussed in maintenance update below.
- Gutter Project- Discussed in maintenance update below.
- Water Feature Issues- Discussed in maintenance update below.
- Common Electrical System Issues- Discussed in maintenance update below.
- Ground Cover Follow Up- Discussed in maintenance update below.
- Canyon Disease Issue- Assesed by Behunin Tree as a canker (dogs vascular system of tree). It was determined that this would be further evaluated in the future to determine whether or not action should be taken.
- Conservation Easement Update.

NEW BUSINESS

• Management Update Presented by Jim Simmons

- All Seasons to update website with HOA documents.
- Introduce new administrative staff at All Seasons.
- Enclave Lot 4 Architectural Review has been reviewed and approved.

• Financial Update Presented by Ken Rabach

- Due to the high number of special projects, landscape and contact services were over budget.
- Water was below budget.
- Additional developer funds required for the remaining year, Developer agreed to deposit funds.
- September budget statement attached.

• Maintenance Update Presented by Dan Vinke and Jason Harris

Grounds

- 2018/2019 Snow Removal- Board approves to move forward with Action.
- Miller Paving- On hold until construction of Cedar Draw lot 4 is finished.
- Lighting at Cedar Draw- All electrical work is done, excavation required to address the broken lines along the road in order to finish the project. If the Cedar Draw residents as a whole want the lights, HOA should provide proposal. Jason to get a bid for the project. This will affect the curb and gutter project as well.
- Stone on the bridge- Missing caps and contractor cannot find the correct color. Blonde color is available but all would have to be replaced. Board members and maintenance to look at project together to discuss further, Dan to touch base with board next week. Steve suggested to get a recommendation from Black Dog as to what they think would be the best option.
- Water feature working well. Electrical work properly installed by GTC.

Building Updates

- Gutter Additions- Moving forward with the gutter project, Dan to forward bid to David Steiner and Soren- supposedly HOA committed to fixing it during buyer inspection.
- Unit 22- Homeowners want an absolute final bid before moving forward, limited common area, repairing it and maintaining it is homeowner responsibility.
- Stone repair- Incomplete, Jeff said material is ordered, Dan to follow up
- Driveway Heat Melt Systems- Driveways: homeowner's responsibility or HOA responsibility? Need to check governing documents. Maintenance to check driveways at the same time roofs are checked. Dan has a bid if it is HOA maintenance responsibility. Steve suggests letting new HOA board decide.

Landscaping

- Irrigation blowout completed October 16th.
- Unit 17/18 sod removal to be done by Dan and Jason themselves, will need assistance for the irrigation project.
- Rooftop grass knock down completed by Braun.
- Irrigation map in progress.
- Holiday lights in place by the bridge are ready for the season.

Projects in Queue

- Interior repairs for water intrusion.
- Phase I front door repairs. Eric Eckman repair proposal provided.
- Heat tape notices went out to homeowners.

Spring Projects

- Fertilization and Pest Control

- Wildflower Seeding- Nathan to take on project
- Paint- Phase 2 address issues as needed, maintenance to use their best judgement

Suggestions

- Winter Parking Notices
- Ejector pump information sent to owners, suggest annual testing and to know that it is owner responsibility. Dan to get pricing for homeowners.
- Add riser collars to all ejector pit access lids that don't currently have one or are buried
- Braun to add boulders to various landscape locations townhomes in order to stop erosion and gullyng
- Dan suggests on-site maintenance shed for summer 2019

NEXT MEETING A future meeting was not set.

ADJOURNMENT Meeting adjourned by Soren Urry at 6:02 PM MST