



**Enclave at Sun Canyon Homeowners Association  
March 25, 2021 Meeting Minutes**

- I. **Call to Order** Greg Douglass, 12:03 pm (MT) Q1 Meeting
  
- II. **Establish a Quorum**  
Board Members: Greg Douglass, Jeremy Sanders(absent), Linda Stabins, Steve Child, William Poindexter(absent)  
Owners: Stephen Skony, David McDaniel, Louis Dachis, Bob Harrington  
ASRM: Carissa Nosack, Garrick Malin, Mike Williams, Amy Short
  
- III. **Additions to Agenda**
  
- IV. **Approval of Meeting Minutes**  
Motion to Approve September 15, 2020 Meeting Minutes by Greg 2<sup>nd</sup> by Steve. All in favor, motion passes.
  
- V. **Maintenance Report**
  - a. Routine and Preventative Maintenance Report
    - Mostly snow removal around fire hydrant as routine maintenance.
    - Please log any maintenance tasks you can through the HOA portal (Buildium). It helps the maintenance track and log all the items for the property.  
<http://allseasonsresortlodging.managebuilding.com/Resident/portal/login>
  - b. Landscaping update
    - Clean out the weeds, in the front of the homes last year on Enclave Way and put down mulch and allow wildflowers to grow, or Homeowners to plant a few flowers.
    - This cuts down the time of weeding in the front of each home. Moving on to Enclave Lane this year.
    - Will need to update his contract for Summer landscape and Winter snow plowing.
  - c. Capital Reserve Study Update
    - We are waiting for the snow to melt to start painting.
    - Greg will be here in May
  - d. Dog Waste Pick Up
    - Please make sure you are cleaning up after your dogs
    - A reminder will be sent out regarding the leash, dog pick up, and registration rules
    - Trails also have a leash laws due to the wild life, so it is also for protection of the wildlife.

## **VI. Financials**

- a. Garrick provided a complete detailed report on the community's year to date on finances. Including items that were over and under budget.
- b. Steve Urry developer's funds were used to fix the bridge
- c. New homeowners have helped to fill the reserve funds.
- d. Discussed the highlights of 2021 Budget.
- e. No delinquent accounts at Enclave, and most homeowners have prepaid their dues.
- f. No capital expenses as of yet for the year. The big project planned for the year that has been budgeted is painting the homes.

## **VII. Governance**

- a. Welcome to New Owners
  - No issues getting everyone up to speed.
  - The Board does have access to reports on the portal in Buildium
  - And just another reminder to put maintenance tickets in through the portal.
- b. Insurance Assessment Report
  - HOA is responsible for the structures in the communities.
  - Homeowners should cover the contents within the home with an Ho6 policy
  - We did an evaluation/audit and felt we needed to raise the total coverage amount, which raised the premiums. Which we will be able to cover in the budget.
  - We needed to make sure we were all covered appropriately.
  - The audit did require a fire suppression system so we are waiting for updates from the auditor, to make sure there was not a miscommunication due to a non-onsite visit.
  - Make sure you tell your personal policy that we have fire suppression sprinklers to potentially lower your premiums.
- c. Painting Bids
  - Next homes to be painted this year are the homes along Enclave Way. Except 17/18, which was painted last year.
  - Mike W has bids ready to move forward for scheduling dates.
    - Motion to Approve Provine Painting by Greg, 2<sup>nd</sup> by Linda. All in favor, motion passes.
- d. Forestry Project Update/Trailhead
  - 60+ acres we are responsible for has a number of dead trees. Some trees are being killed by bugs and beetles.
  - 9 areas to be focused on based on proximity of the homes, working on the areas closed to homes and working further away.
  - We would hire someone to come in and thin out the area, while respecting the wildlife habitats.
  - \$30,000 has been budgeted to start with the first zone closest to the homes. Some homeowners have also contributed monies, so we have roughly \$65,000 to contribute.

- In the winter we will do a controlled burn with Summit County.
- Taking the trees out and reducing the fire risk is worth it.
- Ace and Alpine have both given bids. Ace will do the cutting and burn as well as helped us apply for Federal Grants to help take care of this project.
- We have made the finals for the Federal Grants. We are down to the final 20 communities who applied for these grants.
- We need to make a decision on if we want to move forward with Ace or Alpine for the cutting portion. We will use Ace for the burn, since Alpine does not do the burn part of the project. Alpine is local, Ace is not. Both have the same meth and approach to clean up the mountain.

**VIII. Homeowner Comment**

- I'm wondering if there are any plans to plant the NW hill above Enclave Way? Response: no, the southern facing slopes in our area don't hold vegetation well (as you can see by that area and the other southern slope above Bear Hollow drive). We also don't have water access to that area. Even if we did pay for water access it would be extremely expensive to keep plants alive there. Our plan is to keep the weeds out and let nature continue to develop itself on the land.
- Our railing is starting to show signs of rust/fading, I'm curious if there are products we could use to extend the life of the powder coat. Response: we have not yet found anything. Some neighbors use a cleaning product like Simply Green and do a light scrub (sponge only) to keep the dirt off. Please note that some of that fading is actually the way they came installed originally. They weren't pristine when installed. We priced out getting the railings re-powder coated and it's cost prohibitive. So, we will look at our new capital plan and probably plan for replacements in the future.
- In the discussion about the forest conservation, what is the overall discussion on the bridge and trail connecting at the cul de sac? Response: The new board has yet to discuss it but we will once the forestry plan is set in the next month or so. An ideal time to build out the new trailhead at the top of Enclave Lane and connect it to the existing private trail is once they start to thin out the forest and cut trees and logs. We anticipate evaluating that and pricing it out in the next 2-3 months. We'll come back to the homeowners with the details prior to moving forward with any plans of course.

**IX. Next Meeting Date**

- Q2 HOA Meeting: TBD

**X. Adjournment 12:58pm MT**

**XI. Executive Session**

- **Contract Renewal with ASHM**