

**Record of Proceedings
Enclave at DTC Condominium Association
Board of Directors Meeting**

Monday, April 16, 2007

Approved

The regular meeting of the Board of Directors of the Enclave @ DTC Condominium Association was held at the clubhouse at 9202 E. Arbor Circle, Englewood, Colorado.

Call to Order

President Dan Anthone called the meeting to order at 7:06 PM. The following were present:

Dan Anthone, President
Erik Nilsen, Vice President
Michele Kunz, Treasurer
Adam Marsh, Director at Large
Tracy McGee, Weststar Manager

Guest - The walkthrough with Randy from Environmental Design will be rescheduled for another date and time.

Open Forum – There were no homeowners present for open forum.

Minutes – Erik pointed out that his last name was spelled incorrectly. A motion was made by Erik to approve the minutes of the March 19, 2007 meeting as amended. The motion was seconded by Adam. Motion carried.

Financial Report - It was reported that the association operating account had (\$1,577.14) in it at the end of March 2007. The reserves at the end of February 2007 had \$199,052.64. Delinquency was at \$9,813.89, down from March by \$717.50. The Association expenditures were budgeted at \$21,377.00 and actual spent was \$15,596.29. Expenditures are over budget for the year to date by \$22,334.63. Tracy is to ask the new Weststar accountant, Teresa to do a summary monthly of the financial statement to be included in the Board packet. Tracy is also to set up a meeting for Dan and Michele to meet Teresa.

Unfinished Business

- Asphalt proposals – This item has been tabled until the Board can meet with engineer that did the Reserves Study update. Tracy is to have the asphalt companies bid to add a speed bump between the two stop signs at the property entrance and to repair/replace the four existing speed bumps. Tracy is to have the bids for the May meeting.
- Painting Bids – Tracy is to have the job re-bid to include the dumpster enclosures, handrails, clubhouse, roof caps, mail kiosks, shed, carports and the deck coming into the clubhouse, and any additional carpentry. The bids will be tabled until more specific bids are obtained.
- The Engineer Water Testing Proposals will be approved via e-mail by the Board.

- Clubhouse Committee Proposal – There is a budget of \$2,000 for 2007 to do clubhouse improvements. It was moved by Adam and seconded by Michele to approve the \$2,000 for clubhouse improvements. Motion carried.
- Tobey & Toro – Tracy is to write her side of what occurred on December 18, 2006 with Alfonso Milz regarding his balance so that Dan may approach Tobey and Toro about the legal fees being waived.

New Business

- Once attorney situation is worked out, the Board would like an Enclave specific contract to be drawn up that can be used with contractors i.e. paint contractors
- A response letter was presented to the Board from Julie Martin and David Carver regarding the violation fines that were assessed to their account. They have now made accusations regarding stomping and door slamming from the upstairs neighbor. Tracy is to draft a letter to the neighbor stating that there have been complaints, and all correspondence needs to be forwarded to the attorney.
- Attached to the minutes are the notes provided by Michele from the ACCORD meeting of April 9, 2007

Adjournment - There being no further business for discussion, the meeting was adjourned at 8:54 p.m.

Respectfully submitted,
Tracy McGee, Weststar Management

ACCORD Meeting - 4/09/2007

There were three sets of plans submitted for development in our neighboring areas. Plans 1 & 2 needed more information to be provided. Plan 3 had some concerns - high density, development doesn't fit neighborhood, and the local infrastructure (schools and roads) can not handle the high density proposed. By the proposed development, there is already a complex of 211 units (Whisper Sky), and only 14 sold, so, they converted them to rentals, and all of the buildings are not finished.

Arapahoe County Sheriff:

They have certified deputies to check your baby seat (for kids or grand-kids)
Graffiti - please report to the non-emergency number (303-795-4711) or 720-874-3752
They have reward \$\$ available if you are able to report a tagger
There are a lot of House and Senate bills that change traffic stops, enforcement and other parameters for the police. They are available on-line.
Project Life Saver saved another life in April. A person who was registered with the program wandered and was found.

Fire Department:

Parker Fire Department will be having a "chemical round up" - for more information, go to www.parkerfire.org

Cunningham Fire Department is going to have an open house from 10-1 at Station 3. Station 3 is by Thunder Ridge High School. To get the date, please call Cunningham 303-755-9202

Library District:

New library being built at S. Parker Road and E. Florida Avenue. The facility will be 14,000 square feet, completed in 2008. There is an open house to look at it's progress - Saturday, April 14, 2007, 10:00 am - 1 pm.

For additional updates, their mailer is packed with information. Contact Nicolle Davies to be added to their mailer (303-798-2444).

Guest speaker:

A representative from DRCOG (they deal with getting Federal funds for public transportation) Discussed urban growth, DRCOG'S push to have high density structures all over, this will yield them more Federal money. Pointed out high density areas tend to have higher crime associated in those areas.

60% of growth anticipated from natural increases (families currently here that grow)

Respectfully submitted: Michele Kunz 4/16/07 