

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

**Monday, June 18, 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 6:05 PM. The following were present:

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

**Guests**

Jim Gardner – Gardner Painting, James – Classic Painting, & Mark Kennedy – Decorex were all present. A walk through was done by the Board and the potential painting vendors to do an accurate painting proposal of the property and to make sure all areas are covered in the proposals. New proposals will be submitted by each vendor for the July meeting.

Steve Bradley of Bradley Property Consultants was also present to review the updated Reserves Study with the Board. Things are aging normally. It is recommended to update the study approximately every 3 years to keep up with current pricing. The retaining wall by the 100 year flood plain area has some railroad ties that are starting to rot out. It is not an imminent problem but will need to be addressed in the next 4 – 5 years. The fire alarm system has not been addressed in the Reserves Study, but will be added in when it is updated again. Steve went through the study with the Board to educate them how to read and understand it. The study is a tool to help figure the life span and cost to repair and replace and helps with budgeting and to figure how much needs to be in reserves. It was recommended to try to up the reserves contributions for the 2008 budget.

**Open Forum**

There were no homeowners present for open forum.

**Minutes**

A motion was made by Adam to approve the minutes of the May 30, 2007 meeting. The motion was seconded by Jeanine. Motion carried.

**Financial Report**

It was reported that the Association operating account had \$13,629.79 at the end of May 2007. The reserves at the end of May 2007 had \$210,376.13. Delinquency at the

end of May 2007 was \$6559.66 down from April 2007 by \$2,161.42. The Association expenditures were budgeted at \$20,365.00 and actual spent was \$26,473.76. Expenditures are over budget for the year to date by \$26,006.48.

### **Unfinished Business**

- Quality Fire Proposal – A new bid has been submitted for the amount of \$4,050.00. This is up from the original amount of \$3,000.00. The Board also needs to approve the radio dialer for \$720.00 per year. Motion by Erik, 2<sup>nd</sup> by Jeanine to approve monitoring by Quality Fire & radio dialer. Motion carried. Motion by Michele, 2<sup>nd</sup> by Erik to approve fire panel for \$4,050.00. Motion carried.

### **New Business**

- Masonite – A settlement was reached for buildings 9293, 9273, and 9180-9190. Offers for buildings 9263 and 9283 were rejected. A check was presented to the Board in the amount of \$4,806.99 for the settlement. It appears that during the siding inspection by Texas Capital Recovery, LTD that buildings 9110 – 9170 were overlooked in the inspection. The Board directed Tracy to hold off on depositing the check and to look into what happened with those buildings.
- 9160 Chimney – It has been suggested by three different contractors that an engineer needs to look at the chimney before they can properly bid the repairs of the chimney. It was moved by Michele and seconded by Jeanine to get an engineer report and move ahead with obtaining three proposals to repair chimney. An insurance claim will be filed and there will be a \$2,500.00 deductible.
- Edging Bid – A proposal from Environmental Design was presented to replace all edging on the property at the cost of \$6,179.00. The Board wants a new bid to replace priority/hazardous edging.

### **Adjournment**

There being no further business for discussion, the meeting was adjourned at 8:51 p.m.

Respectfully submitted,  
Tracy McGee, Weststar Management