

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

Monday, July 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 7:09 PM. The following were present:

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

Open Forum

There were no homeowners present for open forum.

Minutes

A motion was made by Jeanine and seconded by Erik to approve the minutes of the June 18, 2007 meeting as amended. Motion carried.

Financial Report

It was reported that the Association operating account had \$5,314.76 at the end of June 2007. The reserves at the end of June 2007 had \$215,115.17. Delinquency at the end of June 2007 was \$7,501.02 up from May 2007 by \$941.36. The Association expenditures were budgeted at \$21,435.00 and actual spent was \$23,615.63. Expenditures are over budget for the year to date by \$27,895.28.

Unfinished Business

- Paint proposals – have been tabled for a future meeting
- 9160 Chimney – has been turned over to insurance.
- By-law Update – has been reviewed and discussed by the Board and will be voted on at the August Board meeting.
- D.R. Horton Lawsuit – the Board reviewed the e-mail sent previously by Jeanne Toro of Tobey & Toro. The Board is willing to entertain the discussion of a settlement and would be willing to begin negotiations at \$42,000 - \$45,000. Dan will talk to Jeanne Toro and have her ask D.R. Horton make an offer first.

New Business

- Engineer Breezeway Report – the report did not come in until late in the day and not able to be reviewed. It will be discussed at the August meeting once the Board has been able to review it.
- KOS Treadmill Belt Replacement – motion by Jeanine, second by Adam to accept the proposal to replace the running belt on the treadmill for \$508.47. Motion carried.
- Environmental Design Cottonwood Removal Bid – a second bid is to be obtained from Swingle Tree
- Erik has volunteered to head a committee to review all covenants and documents and policies.
- Adam will chair a committee to gather information such as sprinkler shut off locations, pool equipment, fire alarm information to keep in a reference manual for future Boards.

Adjournment - There being no further business for discussion, it was moved by Jeanine and seconded by Erik to adjourn the meeting. The motion carried. The meeting was adjourned at 8:57 p.m.

Respectfully submitted,
Tracy McGee, Weststar Management