

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

Monday, August 20, 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 6:32 PM. The following were present:

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

Randy Hiraki	Environmental Design
Terry Foulke	Borne Engineering

Open Forum

There were no homeowners present for open forum.

Guest

Randy Hiraki stated to the Board his concerns with the trees at the Enclave. He will have their master arborist look at the trees and submit a bid for tree care in 2008. He will re-submit his edging bid for priority edging only. EDI is watering four days a week. They have already removed the dangerous edging. They will try to reset the sprinkler clocks not to come on between the hours of 4 – 7 by the mailbox kiosk, when people are coming home from work. Fall/winter cleanup will start in Oct/Nov depending if a new contract is signed for 2008. Snow removal will be contingent upon signature of the 2008 contract as well. They will blow out the breezeways every other week during the fall and winter months. They will also look at the brown spots in front of building 9262.

Terry Foulke from Borne Engineering was present to discuss with the Board the breezeway report that was submitted. There are some items that don't require immediate attention. He would not recommend painting the property until the breezeway water issues are addressed. He stated that water is getting into the breezeways through the stringers on the stairs because they were not properly waterproofed during construction. He stated that protective coatings for the concrete in the breezeways need to be considered in the next 5 -10 years. Protective coatings will last 7 – 10 years. He stated that a protective coating would cover cracks and prevent more water from getting in the concrete. The Board asked Terry to prepare a proposal to review the Reserves Study and to oversee various projects as they come up.

Minutes

A motion was made by Adam and seconded by Erik to approve the minutes of the July 16, 2007 meeting as amended. Motion carried.

Financial Report

It was reported that the Association operating account had (\$3,186.25) at the end of July 2007. The reserves at the end of July 2007 had \$216,927.29. Delinquency at the end of July 2007 was \$7,997.54 up from June 2007 by \$495.52. The Association expenditures were budgeted at \$20,690.00 and actual spent was \$21,785.71. Expenditures are over budget for the year to date by \$28,176.74.

Unfinished Business

- Tree removal proposal – motion by Adam 2nd by Michele to accept EDI bid with clarification of Aspen stump removal. How much additional to remove the stump? Motion carried.
- By-law Update – has been approved and given to Jean Toro to complete. Once Jean has gotten update done, the documents can be sent out to owners.

New Business

- 9212-K has unapproved hardwood floors. A letter needs to be sent to the owner to remove the floors.

Adjournment

There being no further business for discussion, it was moved by Michele and seconded by Erik to adjourn the meeting. The motion carried. The meeting was adjourned at 10:07 p.m.

Respectfully submitted,
Tracy McGee, Weststar Management