

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

**Monday, October 15, 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 7:02 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

**Open Forum** – None

**Minutes** – A motion was made by Erik and seconded by Adam to approve the September 17, 2007 meeting minutes. Motion carried.

**Financial Report** – It was reported that the Association operating account had (\$2,512.21) at the end of September 2007. The reserves at the end of September 2007 had \$182,541.07. Delinquency at the end of September 2007 was \$9,655.74 up from August 2007 by \$2,022.96. The Association expenditures were budgeted at \$24,495.00 and actual spent was \$25,877.70. Expenditures are over budget for the year to date by \$17,482.50.

**Unfinished Business**

- D.R. Horton Lawsuit – The negotiations were started at \$55,000.00. D.R. Horton has offered \$35,000.00 to settle. Motion by Michele and seconded by Erik to counter-offer with \$48,000.00. Motion carried.
- 9212-K Hardwood floors – There has been no response to the letter sent by Tracy on September 27, 2007. It was determined by the Board to turn the matter over to the attorney for advice.
- Borne Engineering Proposal – Motion by Michele seconded by Erik to approve Borne Engineering proposal to review and update the reserves study and to make a task list for site improvements based on their opinion of urgency for \$8,500.00. Motion carried.

## **New Business**

- Environmental Design & Swingle Tree 2008 Tree Care Bids – Have been tabled until further clarification is obtained on the tree care proposals.
- 9170-B Satellite Dish Request – Motion by Erik, seconded by Jeanine to approve the request with the condition to the homeowner that the structure is not permanent as the Board is exploring options regarding dishes on the property.
- 2008 Preliminary Budget – Tabled
- Environmental Design Bid for Winter Watering - Tabled
- Suzanne Dumont A/C Repair Reimbursement Request – Motion by Michele, seconded by Jeanine to deny the request. Owners are responsible for their own air conditioning units and per Ms. Dumont's letter, this was a problem from the original installation and the Board feels the HOA is not responsible.
- Comcast Contract/Satellite Dishes - Tabled
- WiFi & Recycling Request – The Board is willing to entertain any bids and proposals that Ms. Coulouris would like to prepare for the Board that would be cost effective. The Board has explored these options in the past and found it would not be cost effective to the Enclave.
- 9242-B Request for Landscaping in Front of Patio – The Board approved to restore the landscaping in front of the patio to the original landscaping.
- More Frequent Rat Treatments – The Board would like to see a proposal from All Animal Control with detail as to why the extra treatments are necessary before making a decision.

**Adjournment** - There being no further business for discussion, it was moved by Adam and seconded by Michele to adjourn the meeting. The motion carried. The meeting was adjourned at 8:47 p.m.

Respectfully submitted,  
Tracy McGee, Weststar Management