

THE ENCLAVE ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

January 8, 2016

I. Call to Order

Mel Blumenthal, President of the Board, called the meeting to order at 8:53 AM MT on January 8, 2016. Mr. Blumenthal, Stuart Kaufman, Lonnie Klein, John Henderson, and Oscar Novo were in attendance. SLC staff members Mike George and John Warner were also present and participated in the meeting at the Enclave. Jim Gustafson and Melanie Noonan of Z Group Architects, and Mak Keeling of Summit Construction also attended the meeting.

II. Reading and Approval of Minutes

No minutes from prior meetings were discussed, amended, or approved.

III. Report of the Officers

A. Old Business

a. Enclave Expansion/Renovation/Redevelop Concept Plans –

Mr. Gustafson reviewed summary concepts for the presentation to the owners at Sunday's Annual HOA meeting – roofs, siding from the end caps around the back side of the structure, retaining wall improvements and additions, potential replacement of the driveways and snowmelt, a paver pattern in the arrival circle, new sidewalks where needed, landscaping changes, traffic patterns to the planned new bus stop and base village, and an emphasis on the three tower improvements.

While phasing or delay of specific elements in the proposal can occur, many of these elements have overlapping infrastructure components. For instance, retaining walls are needed to replace the ones that are failing, and these plans need to incorporate designs with the expectation that the entire project scope will at some point in time be constructed. So, the replacement retaining wall has to be designed to support the future construction of any deferred components of the plan.

The attendees then discussed the details of planned additions and changes to the employee unit inventory to include the possibility of converting the existing employee unit and exercise room into a free-market two-bedroom unit.

The attendees then discussed some of the details for the proposed replacements and improvements around the back side of the building.

The board then agreed that the architect should do the same power point presentation to the members at the January 10, 2016, annual meeting, as he did at this board meeting.

IV. Other Items

V. Adjournment

Mr. Blumenthal made a motion to adjourn the meeting, and Mr. Novo seconded. The motion passed, and the meeting was adjourned at 2:00 P.M.

Respectfully submitted,

Oscar Novo, Secretary