

## **THE ENCLAVE ASSOCIATION, INC. - Draft**

### **BOARD OF DIRECTORS MEETING**

#### **January 9, 2016**

##### **I. Call to Order**

Mel Blumenthal, President of the Board, called the meeting to order at 9:30 AM MT on January 9, 2016. Mr. Blumenthal, Stuart Kaufman, Larry Garon 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 Plan Pricing and Scope –**

Mr. Keeling presented proposed pricing and work scope schedules in preparation for the presentation to the owners at Sunday's Annual HOA meeting – for 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.

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. One noted change was to include pavers for the two driveways to either side of the proposed center circle.

The attendees then started a value engineering process for the phasing and other work scope details. For presentation purposes on Sunday, the board intends to inform the members that the roof and siding replacement components of the work schedule will occur in 2016, and supplemental special assessment funding will be needed in order to accomplish these tasks. Rental occupancy will not occur, and members will be strongly discouraged from visiting the property during the spring, summer, and fall of 2016, as the property will be a construction zone.

##### **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 3:00 P.M.

Respectfully submitted,

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Oscar Novo, Secretary