

## December 4 2025 - The Enclave HOA Update and 2026 Budget Approval

### **1. The Enclave HOA Financials**

- The HOA Financials are in good shape and meet the guidelines set by the State of Colorado for HOA's. I appreciate and thank you for your diligence in paying HOA dues.
- One Item I am working on is to reduce the weight of the front gates to ensure the system lasts for the long run. The current design involves a much heavier structure than what we see at neighboring properties gates. I will get back to you with a proposal during the year.
- Let me know if you see areas that need improvement so we can plan for them for the coming year. We will plan some required tree pruning in front of the front fence in the late winter or spring.
- Any concerns or comments on HOA matters will be appreciated

### **2. Proposed 2026 Budget**

- I enclose the proposed budget for 2026. The budget stands the same as for 2025 at \$28,000 for the year.
- The document includes the details of expenses incurred from January through October 2025 as a reference.
- There is no change required for HOA dues. Last revision was in October 2022. Some expenses are subjected to inflationary trends. The item hard to predict is snow removal as it fluctuates from year to year.
- Let me know if there are any questions related to the proposed budget
- **The 2026 proposal for The Enclave HOA was approved by all seven homeowners on December 4, 2025.**

Gerald Veillette  
The Enclave HOA President

September 16, 2025 - The Enclave HOA mid-year 2025 Update

## **1. General comments – Year 2025**

2025 had no significant maintenance issues. A few comments:

- Minor adjustments were made to the front Main Gate. It is working well.
- Maintenance done of low voltage lights up front.
- The water irrigation system was tuned up in the spring.
- We did some serious pruning to the two large ashes in front and to the front pear trees.
- We treated the Ash trees against the "Ash Borer Beetle".

## **2. The Enclave HOA Financials**

- The HOA Financials are in good shape and meet the guidelines set by the State of Colorado for HOA's. I appreciate and thank you for your diligence in paying HOA dues.
- There are two projects we will be planning for 2026. Modifications to lighten the main gate and severe tree pruning in the HOA front yard.
- Any concerns or comments on HOA matters will be appreciated so we can plan for them.
- I enclose a summary of the financial statement as of July 31 2025.

Best regards,

Gerald Veillette  
The Enclave HOA President