



Board Meeting Minutes
February 5, 2013

I. Call to order

Eric Schoutens called to order the meeting of the **Broadmoore Estates Board of Directors** at **6:30 pm** on **February 5, 2013** at the Hayden Public Library.

II. Roll call

Board Members present: Eric Schoutens, Barbara Baker, Paul Roat and Gina Ruggiero. Guests included David Herrmann, Irene Roat, Angela McClimans, Mitch Lile and Dale Hedman.

III. Review

Eric Schoutens requested all to review Minutes of December 4, 2012. Motion to "Approve Minutes" by Gina Ruggiero. Second by Barbara Baker. Approved by unanimous vote.

IV. Committee Reports

Officer, President (Eric Schoutens) - The Agenda for the next board meeting will be posted on the Broadmoore HOA website two weeks before and will be revised few days before the next meeting. The agenda will remain on the website until the previous minutes are approved. The approved minutes will then replace the agenda. Also, received the storage container box from Cheryl (previous president) which has all backing documents and minutes from previous years and will keep it for anyone to review the items in it

Neighborhood (Eric Schoutens) - No meetings have been held in the last couple of months because of the holidays. Will be getting together late this month to discuss the next big event, the Easter egg hunt in the park.

CC&R (Paul Roat) – Down to only 12 violations. The next drive around will be this Saturday.

Officer, Treasurer (Paul Roat) – There were 9 liens, but 1 was taken care of prior to filing. 8 liens current and filed. Four residents have also made payments plans for outstanding dues. Question was asked about follow up and process after a lien is filed. Paul will look into it and report at next meeting.

V. Old Business

a) Termination of Attorney Services

No new information from HOA on terminating Attorney. Gina Ruggiero will contact the HOA for more information.

b) Landscaping bids (Eric Schoutens)

Presented a spreadsheet to decide on what landscaping company to contract with for 2013. Several companies ranged from \$8000 - \$12,000.

Motion to approve R & J Landscaping for \$6500 for 28 weeks by Paul Roat. Second by Barbara Baker.

Approved by unanimous vote. Will add notation to only treat for grubs if present and clarify conditions for snow removal.

VI. New business

- a) **HOA Administration** (Paul Roat) - Motion to table by Paul Roat. Second by Barbara Baker. Approved by unanimous vote.
- b) **A/R aging and liens** (Paul Roat) - 8 liens have been filed. When balance reaches \$350, a lien is established. Lien cost was originally thought to be \$70.00. Heather has since confirmed the lien charge was reduced to \$50.
- c) **Budget review** (Eric Schoutens) - Revision of budget for internet (web hosting) to \$120.00. Insurance was \$800 for liability, but increased to \$1900. Previous insurance company canceled all policies which had no buildings associated. A comparable policy from Travelers was \$3264. There was a consensus to revisit the insurance policy. Dale Hedman will call for insurance quotes. Eric will request copy of current policy and forward to Dale and Gina.

VII. Adjournment

Motion to “adjourn the meeting at **7:31 pm**” by Gina Ruggiero. Second by Barbara Baker. Approved by unanimous vote.

Minutes submitted by: Tricia Schoutens