



Board Meeting Minutes

February 7, 2012

I. Call to order

Cheryl Jacobson called to order the meeting of the **Broadmoore Estates Board of Directors** at 6:32 pm on **February 7, 2012** at the Hayden Public Library.

II. Roll call

Voting persons present: Cheryl Jacobson, Eric Schoutens, and Barbara Baker.

III. Review

Cheryl Jacobson requested all to review Minutes of December 6, 2011. Motion to "Approve Minutes" by Eric Schoutens. Second by Barbara Baker. Approved by unanimous vote.

IV. Committee Reports

Neighborhood (Eric Schoutens) – Eric reported that 1st prize was awarded to a house on Ashland and second place was awarded to house on Warwick. All Christmas coupons were delivered to residences during the Christmas holiday.

V. Old Business

a) Homeowner Dues Under Foreclosure

Cheryl informed the Board that she has asked Heather from the HOA for an update on the status of the outstanding due amounts and what action has been taken up to this point. Also asked what is the process and at what point should the homes have a lien placed on it and ensure that the process is in place. Cheryl will follow up with Heather on the information needed.

b) CC & R Enforcement

i. Violation Letters – First violation letter went out on February 6, 2012 after board members approved of the said letters. HOA will continue to email the board a list of violations to the Board and the Board will verify the justification of said letter before HOA distributes.

ii. Parking/Vehicle issues – Certain residence have complained about others driving too fast, blocking driveways, or driving wrong way in a round-about. HOA cannot assist in making a report to the police. The police have informed HOA that the complaint has to be from a resident who has witnessed the said violation. Board has decided to put in the next newsletter a request to the residents that they be more aware of violations and if they know of the ones making it say something to it or report it.

VI. New business

a) Landscape Maintenance for 2012

Cheryl presented the bids that were submitted from the HOA and the Board narrowed it down to three. Cheryl will request that the HOA call the 3 companies, plus R&J, the current landscaper, and have them rebid with identical line items so that the Board will have enough information to make the final decision. Will have a special meeting to review and approve.

b) Review Annual Meeting Minutes

Review and made corrections. Suggestion was made for the next Annual meeting to put on the agenda status of mailboxes and if any of the homeowners would be interested in locking mailboxes.

VII. Adjournment

Motion to “adjourn the meeting at **7:50 pm**” by Barbara Baker. Second by Eric Schoutens.
Approved by unanimous vote.

Minutes submitted by: Tricia Schoutens