



**Board Meeting Minutes**  
April 2, 2013

**I. Call to order**

Eric Schoutens called to order the meeting of the **Broadmoore Estates Board of Directors** at **6:30 pm** on **April 2, 2013** at the Hayden Public Library.

**II. Roll call**

Board Members present: Eric Schoutens, Barbara Baker and Paul Roat. Guests included David Herrmann, Angela McClimans, Dale Hedman, Bijay Adams and Christy Adams. Absent: Gina Ruggiero.

**III. Review**

Eric Schoutens requested all to review Minutes of February 5, 2013. Motion to "Approve Minutes" by Barbara Baker. Second by Paul Roat. Approved by unanimous vote.

Motion to "Amend agenda to allow guests to address the board" by Barbara Baker. Second by Paul Roat. Approved by unanimous vote.

**IV. Committee Reports**

**Officer, President** (Eric Schoutens) - Nothing to report

**Neighborhood** (Eric Schoutens) - Easter egg hunt was awesome. Used the whole park and had well over 500 eggs and lasted 5 minutes. Date has been set for garage sale and annual picnic.

**CC&R** (Paul Roat) – Going out every 2 weeks. Last week we were down to 10. Only 3% of Broadmoore Homes represent the CC&R issues.

**Officer, Treasurer** (Paul Roat) – 12 liens filed. Four owners are making payments. One home is "going back to bank". One lien has had no response, with a balance of \$2000. One was paid in full.

**V. New Business, Accommodation for Guests**

**a) CC&R Special Assessment**

Guests inquired about process for CC&R enforcement and ways to ensure penalties are appropriate and justified. Paul will research history and info Board of results. Will discuss further and decide if action is necessary under New Business for CC&R Enforcement.

**VI. Old Business**

**a) Insurance Policy Review** (Dale Hedman)

After some research, it was determined that our policy is very reasonable. Will take no further action.

**b) A/R Aging and Liens** (Paul Roat)

There are 2 homeowners that have an extraordinary balance. Should we amend process to go after non paid assessments and non paid annual dues? Will discuss under New Business for CC&R Enforcement.

## **VII. New business**

- a) **Budget review** (Eric Schoutens) – Sum up that “we are doing fine”. Collection of homeowner dues are on schedule and similar to last year’s pace. Well under this year’s budget for snow removal; this may be rolled over for next year.
- b) **CC&R Enforcement Process** (Eric Schoutens) – Added Certified/Return receipt to the Process when a special assessment has been sent. Add “if total due of all or regular assessments including late fees reaches \$1750, small claim action shall be pursued. Motion to approve “modification of CC&R Enforcement Process” by Paul Roat, second by Barbara Baker. Approved by unanimous vote.
- c) **Board Member** - Angela McClimans has step forward to join the Board. Motion to accept “Angela McClimans as a member of the Board” by Barbara Baker. Second by Paul Roat. Approved by unanimous vote.
- d) **Mail theft** (Barbara Baker) - Concerns about some mail theft and teens looking in mailboxes. Angela volunteered to follow up with Post Office and report next meeting.

## **VIII. Adjournment**

Motion to “adjourn the meeting at **7:41 pm**” by Angela McClimans. Second by Paul Roat. Approved by unanimous vote.

Minutes submitted by: Tricia Schoutens