



Board Meeting Minutes

April 4, 2017

I. Call to order

Eric Schoutens called to order the meeting of the **Broadmoore Estates Board of Directors** at **6:35 pm** on **April 4, 2017** at the Hayden Public Library.

II. Roll call

Board Members present: Eric Schoutens, Barbara Baker, Angela McClimans and Judy Cooper. Absent: Dale Hedman, and David Herrmann. Guest(s): None.

III. Review

Eric Schoutens requested all to review Board Minutes of February 7, 2017. "Motion to approve Minutes of February 7, 2017" by Judy Cooper. Second by Angela McClimans. Approved by unanimous vote.

IV. Committee Reports

Officer, President (Eric Schoutens) – David Herrmann has officially resigned, effective immediately.

Treasurer (Eric Schoutens) has asked board to review financial statements. Under budget due to fewer newsletters being distributed and other cost savings.

Neighborhood Committee (Eric Schoutens) – Egg hunt is scheduled for April 8, 2017. Will put up the A-frame signs a few days before and will stuff about 1200 eggs on Thursday night. Having a harder time getting local businesses to donate now. Will ask Super1 if they will donate the same amount they did last year. Will be getting a new newsletter out in next month that will include signup sheet for our Annual garage sale in June.

CC&R (Eric Schoutens) – Most violations are still trashcans and trailers.

V. Accommodation for Guests – None

VI. Old Business

a) Special Assessment (Eric Schoutens) – Three Special Assessment to review.

Block 4, Lot 6, 5th Addition, Section 10.07 for 4th notice "Motion to approve a \$50 special assessment on Block 4, Lot 6, 5th Addition" by Judy Cooper. Second by Barbara Baker. Approved by unanimous vote.

Block 4, Lot 6, 5th Addition, Section 10.07 for 5th notice "Motion to approve a \$50 special assessment on Block 4, Lot 6, 5th Addition" by Barbara Baker. Second by Angela McClimans. Approved by unanimous vote.

Block 4, Lot 6, 5th Addition, Section 10.07 for 6th notice "Motion to approve a \$50 special assessment on Block 4, Lot 6, 5th Addition" by Angela McClimans. Second by Judy Cooper. Approved by unanimous vote.

- b) **Uncollectible Debt** (Eric Schoutens). Lot 15, Block 1, Addition 0, Property has entered foreclosure and attorney has written off \$ 1,991.18. "Motion to approve write-off amount of \$1,991.18" by Barbara Baker. Second by Judy Cooper. Approved by unanimous vote.
- c) **Attorney fees vs. Collection Agency** (Eric Schoutens). Would like to revisit if we should use an attorney to collect or seek more information on hiring a collection agency. HOA has had good luck lately with a local collection agency. Drawback is HOA would only get 65% of it, while agency keeps 35% as their fee. If they can't collect we would not have to pay anything which is very different from having an attorney which requires HOA pay all the legal fees from uncollectible accounts. "Motion to send future past due accounts to collection agency" by Judy Cooper. Second by Angela McClimans. Approved by unanimous vote.

VII. New Business

- a) **Recruitment** (Eric Schoutens) - New board members.
"Motion to Accept Tricia Schoutens as a Board member" by Judy Cooper. Second by Angela McClimans. Approved by unanimous vote.
"Motion to Accept Christian McClimans as a Board member" by Judy Cooper. Second by Barbara Baker. Approved by unanimous vote.
- b) **Broadmoore sign at Newcastle Lane** (Judy Cooper) would like to revisit a sign for the entrance at Newcastle Lane on the rock island. Pricing for new sign, and possible update of existing ones, will be explored.

VIII. Adjournment

"Motion to adjourn the meeting" at **7:32 pm**, by Angela McClimans. Second by Barbara Baker. Approved by unanimous vote.

Minutes respectfully submitted by Tricia Schoutens, Secretary.