



**Board Meeting Minutes**  
June 3, 2014

**I. Call to order**

Eric Schoutens called to order the meeting of the **Broadmoore Estates Board of Directors** at **6:30 pm** on **June 3, 2014** at the Hayden Public Library.

**II. Roll call**

Board Members present: Eric Schoutens, Barbara Baker, Angela McClimans and Dale Hedman. Guests included David Herrmann, Tom Cooper and Judy Cooper. Absent: Paul Roat.

**III. Review**

Eric Schoutens requested all to review Minutes of April 1, 2014. "Motion to Approve Minutes of April 1, 2014" by Angela McClimans. Second by Dale Hedman. Approved by unanimous vote.

**IV. Committee Reports**

**Officer, President** (Eric Schoutens) – 1 architectural request..cedar fence behind house..approved.  
Landscaping company is doing a great job. Hired with consensus of board a new landscaper N.I.C.E

**Officer, Treasurer** (Eric Schoutens, for Paul Roat) –. Went over YTD budget. One item missing from budget was fencing as HOA is responsible for perimeter fence on Honeysuckle, Atlas and Broadmoore entrance.  
Another area likely to increase will be attorney fees.

**Neighborhood Committee** (Eric Schoutens) - Easter egg hunt was a big success. Record number of eggs (800+). Wonderful turnout. Used the entire park and had the separation of young kids from the older kids

**CC&R** (Dale Hedman) – The most recent CC&R drive-around had 9 violations which were primarily trash cans, trailers or yards needing maintenance.

**V. Old Business**

"Motion to **amend** minutes to add **Landscaping** to agenda" by Angela McClimans. Second by Barbara Baker. Approved by unanimous vote.

**a) Fencing** (Eric Schoutens) - showed bids for fencing. HOA is not paying to remove the fence nor put in a gate. Only responsible to add a perimeter fence. "Motion to approve the next fence bid for \$1,672.81" by Dale Hedman. . Seconded by Barbara Baker. Approved by unanimous vote.

**b) Attorney Agreement** (Eric Schoutens) - Aside from filing a lien, not much can be done by the Board without an attorney. Paul Roat researched and found an attorney that was reasonable, with terms more favorable to the HOA. The significant difference being that all fees are encumbered by the homeowner. HOA submitted

the 7 largest accounts to this attorney. The attorney will go as far as to sue them and collect through judgment, etc. Reminder that, at the annual meeting, it was the consensus of the homeowners that the Board should use all means necessary to collect from homeowners that have significant past due accounts.

- c) **Landscaping** (Eric Schoutens) - Hired a new landscaping company NICE (North Idaho Cutting Edge). Doing a great job. Bad news is that they have found quite a few broken sprinkler heads and a failed sprinkler controller on one of the roundabouts. Sprinkler repair will be around \$500.00.

## VI. New business

“Motion to amend agenda to add **Board of Directors**” by Angela McClimans. Second by Barbara Baker. Approved by unanimous vote.

- a) **Annual Garage Sale** (Eric Schoutens) – Garage sale has 20 signups thus far, with expectation of having 30-35 total. Garage sale is June 13<sup>th</sup> and 14<sup>th</sup>. There has been discussion of moving next year’s sale to the third Friday-Saturday of June to eliminate competition with Liberty Lake’s sale.

### b) **Board of Directors Recruitment -**

“Motion to nominate **David Herrmann** as a member of the Board”, by Dale Hedman. Second by Angela McClimans. .Approved by unanimous vote.

“Motion to nominate **Tom Cooper** as a member of the Board”, by Angela McClimans. Second by Barbara Baker. Approved by unanimous vote.

“Motion to nominate **Judy Cooper** as a member of the Board”, by Dale Hedman. Second by David Herrmann. Approved by unanimous vote.

## VII. Adjournment

“Motion to adjourn the meeting” at **7:32 pm**”, by Tom Cooper. Second by Barbara Baker. Approved by unanimous vote.

Minutes submitted by: Tricia Schoutens