



Board Meeting Minutes
June 4, 2013

I. Call to order

Eric Schoutens called to order the meeting of the **Broadmoore Estates Board of Directors** at **6:38 pm** on **June 4, 2013** at the Hayden Public Library.

II. Roll call

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

III. Review

Eric Schoutens requested all to review Minutes of April 2, 2013. Motion to "Approve Minutes" by Paul Roat. Second by Angela McClimans. Approved by unanimous vote.

IV. Committee Reports

Officer, President (Eric Schoutens) – Accepted resignation of Gina Ruggiero, effective immediately. Reviewed current budget vs. Actuals and noted that Postage has increased in the last couple of months. Motion to "Increase postage budget to \$1,200.00" by Paul Roat. Second by Barbara Baker. Approved by unanimous vote.

Officer, Treasurer (Paul Roat) – Will cover under A/R aging and liens.

Neighborhood (Eric Schoutens) – Garage sale signup sheet was distributed with the latest newsletter. Sadly, garage sale signups are behind last year's total, but expecting more last minute to call. Garage sale will be on June 14th and 15th.

CC&R (Paul Roat) – Violation letters were down to 10 then went up to 37 on last drive. Most violations were trash cans and lawn maintenance.

V. Old Business

a) A/R Aging and Liens (Paul Roat)

No new liens. A/R Aging is still the similar, with the usual non-payers. Three homeowners are nearing the new maximum fine amount total of \$1,750.00. If the board is to file in small claims court, the lien that the HOA filed to homeowner will have to be canceled. There is a \$50.00 to cancel the lien.

b) Mailbox theft (Angela McClimans)

Post Office operator provided some suggestions to take immediately call for mail theft, including to "not put the flag up when you have outgoing mail". Witnessing someone stealing mail or looking in boxes that do not belong to them should be reported to the Postal Inspector. Inspector will decide whether or not to come out to investigate. Penalties may include fines or jail time depending on intent. There is an option to purchase lockbox which would be placed around Broadmoore. Approximate cost would be \$74 per home for the lockbox, not including concrete work and installation. Post office would choose the location of mailboxes. City of Hayden would need to approve the locations due to the swale (city easement/right-of-way). Consensus of Board is to collect more information on feasibility and cost for presentation at annual meeting. Angela will contact post office about a plat mat for possible mailbox locations.

VI. New business

- a) **Honeysuckle Fencing** (Eric Schoutens) – The new homeowner of the home on the east corner of Torrey and Honeysuckle contacted the Board with questions about CC&R's, perimeter fence, et al. Some history about fencing was presented, including the letter sent by the City of Hayden concerning right-of-way and the fencing. Homeowner presented a bid for the fence (approx) \$20/linear foot from Idaho Fence. Although the swale is responsibility of the HOA, the previous homeowner had installed sprinklers to the swale and had been watering it. The new homeowner has agreed to continue watering the swale, in exchange for relocation of sprinkler heads in preparation for installation of new perimeter fence. Alternative is to trench under Torrey and tie into HOA's sprinklers at an estimated cost of \$2000-2500. A 30 inch section, from start of fence to end of sidewalk, will need to have sod removed and be covered with weed cloth and rock.

Motion to "Approve bid from Idaho Fence in the amount of \$2,034.42" by Angela McClimans. Second by Barbara Baker. Approved by unanimous vote.

Motion to "Approve bid from R & J Landscaping for relocation of sprinkler heads, to not to exceed \$200.00" by Angela McClimans. Second by Barbara Baker. Approved by unanimous vote.

Motion to "Approve bid from R & J Landscaping to remove sod, lay down weed cloth and put in rock along the fencing on Honeysuckle, not to exceed \$600.00" by Angela McClimans. Second by Barbara Baker. Approved by unanimous vote.

- b) **Discussion about Reward Program / Neighborhood Watch** (David Hermann) – Some discussion about Broadmoore HOA's ability to collect donations and create a neighborhood watch-type program that may include rewards for arrest and conviction of vandals and/or thieves. Concerns about cost and liability of administering such a program. No action taken.

VII. Adjournment

Motion to "adjourn the meeting at **7:47 pm**" by Angela McClimans. Second by Paul Roat. Approved by unanimous vote.

Minutes submitted by: Tricia Schoutens