



Board Meeting Minutes

October 6, 2020

I. Call to order

Eric Schoutens called to order the meeting of the **Broadmoore Estates Board of Directors** at **6:32 pm** on **October 6, 2020** at the Triple Play Resort Hotel & Suites.

II. Roll call

Board Members present: Eric Schoutens, Dale Hedman, Amber Melton, Paul Roat, David Herrmann and Tricia Schoutens. Absent: None. Guest(s): None.

III. Review

Eric Schoutens requested all to review Board Minutes of August 4, 2020. "Motion to approve Minutes of August 4, 2020" by Amber Melton. Second by David Herrmann. Approved by unanimous vote.

IV. Committee Reports

Officer, President (Eric Schoutens) – Budget for 2021 has officially been approved. Only received one Nay vote. Follow up from the strap around the Tree. The strap has been there for just under a year and we will wait until all leaves drop this fall to consider removal.

Treasurer (Paul Roat) - Asked to review financials. Only 4 homeowners have excessive receivables that have been sent to collections.

Neighborhood Committee (Eric Schoutens) – None.

CC&R (Dale Hedman) – There were only 7 violations in last drive around.

V. Accommodation for Guests – None.

VI. Old Business

a) **Special Assessment(s)** - (Paul Roat) – One Special Assessment to review.

Block 01, Lot 03, 0 Addition for Section 10.03, letter dated September 1, 2020. "Motion to approve \$50 special assessment for repeated violation of Section 10.03, letter dated September 1, 2020, for Block 01, Lot 03, 0 Addition" by Dale Hedman. Second by Amber Melton. Approved by unanimous vote.

VII. New Business

- a) **Election of officers** (Eric Schoutens) - "Motion to approve existing board members in their current position" by David Herrmann. Second by Amber Melton. Approved by unanimous vote.
- b) **Honeysuckle Fencing** (Eric Schoutens) – Pleased to report that two of the homeowners with wooden fences on Honeysuckle have agreed to relocate their sprinkler heads and trees to allow for the HOA to put in new vinyl fencing. Received a bid from Idaho fencing for \$5,340.00. "Motion to approve \$5,340.00 to Idaho Fence for bid to replace fencing on Honeysuckle " by Dale Hedman. Second by David Herrmann. Approved by unanimous vote.
- c) **Law Firm Settlement** (Eric Schoutens) – The Law Firm that we contracted years ago to collect outstanding balances from homeowners did a recent audit and discovered a loophole which creates a balance due of around \$4500.00. They have agreed write off 50% of that balance. Will have the HOA request in writing that case has been closed with the acceptance of payment. "Motion to accept the 50% reduced settlement from Vial Fotheringham of \$2,287.60" by Paul Roat, Second by Dale Hedman. Approved by unanimous vote.
- d) **Lien Amount Reduction** (Paul Roat) - Paul would like to reduce the total amount owed in order to file a lien. The current balance required is \$350, which translates to up to three years of HOA dues, or seven special assessments. "Motion to approve change of wording to 'when all homeowner('s) obligations on a property reaches \$210.00, file a lien and/or submit to collection agency' " by Paul Roat. Second by Amber Melton. Approved by unanimous vote.

VIII. Adjournment

"Motion to adjourn the meeting at 7:17 pm" by Dale Hedman. Second by Paul Roat. Approved by unanimous vote.

Minutes respectfully submitted by Tricia Schoutens, Secretary.