



Board Meeting Minutes

December 3, 2019

I. Call to order

Eric Schoutens called to order the meeting of the **Broadmoore Estates Board of Directors** at **6:35 pm** on **December 3, 2019** at the Hayden Public Library.

II. Roll call

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

III. Review

Eric Schoutens requested all to review Board Minutes of August 20, 2019. "Motion to approve Minutes of August 20, 2019" by David Herrmann. Second by Paul Roat. Approved by unanimous vote.

IV. Committee Reports

Officer, President (Eric Schoutens) – The Broadmoore HOA Annual should meeting should be 1st Monday of October, per the bylaws. Starting next year we will have Annual Meeting on first Monday of October, and have a Board meeting the following day. Requested that a board member submits a proxy if they expect to miss a regularly scheduled board meeting.

Treasurer (Paul Roat) - Review financials. Two homeowners are still in collections with the law office in Boise. Would like revisit putting liens on homeowners that do not pay HOA dues within 2 years. Will ask HOA Administration about negative balances on the Aging summary

Neighborhood Committee (Eric Schoutens) – None.

CC&R (Paul Roat) – Four violations for trash cans in last drive around.

V. Accommodation for Guests – None.

VI. Old Business

a) **Special Assessment(s)** (Eric Schoutens) - None

VII. New Business

- a) **Election of Officers** (Eric Schoutens) "Motion to approve "Dale Hedman as Vice President" by Paul Roat. Second by David Herrmann. Approved by unanimous vote. All other officers currently in position will stay.
- b) **Special Assessment Process** (Eric Schoutens) The four month delay between Board meetings due to the October annual meeting has caused frustration and confusion with some homeowners. The Bylaws state that the annual meeting should be the first Monday in October. The board meeting would be the next day. This will eliminate the long delay between board meetings.
- c) **Lien Process** (Paul Roat) - \$5 is added each month to non- payment. Would like to change it to \$10 month. Will discuss with HOA.
- d) **Special assessment resolution for Block 2, Lot 04, 0 Addition.** (Eric Schoutens) - Homeowner owes for annual dues, late fees, liens and certified letters. Board feels that homeowner should to bring their account current and would consider voiding most, or all, of the violation assessments for the siding. Consensus was to offer a settlement and discuss further at next meeting.

VIII. Adjournment

"Motion to adjourn the meeting at 7:25 pm" by Paul Roat. Second by David Herrmann. Approved by unanimous vote.

Minutes respectfully submitted by Tricia Schoutens, Secretary.