



## **Board Meeting Minutes**

December 4, 2018

### **I. Call to order**

Eric Schoutens called to order the meeting of the **Broadmoore Estates Board of Directors** at **6:37 pm** on **December 4, 2018** at the Hayden Public Library.

### **II. Roll call**

Board Members present: Eric Schoutens, David Herrmann, Dale Hedman, Angela McClimans, Christian McClimans, Paul Roat and Tricia Schoutens. Absent: Barbara Baker. Guest(s): None.

### **III. Review**

Eric Schoutens requested all to review Board Minutes of August 14, 2018. "Motion to approve Minutes of August 14, 2018" by Dale Hedman. Second by David Herrmann. Approved by unanimous vote.

"Motion to amend Agenda to add Discussion of first Violation letter to New Business" by Paul Roat. Second by Dale Hedman. Approved by unanimous vote.

### **IV. Committee Reports**

**Officer, President** (Eric Schoutens) – The rock for the island at Newcastle entrance has been delivered. Will discuss the engraving selection in Old Business.

**Treasurer** ( Paul Roat) As of this date, we have 11 delinquent accounts that have not paid HOA Dues. Three have been sent to collections, three have a lien against the home, two are making payments and three have letters that were sent out today.

**Neighborhood Committee** (Eric Schoutens) – Has a list of welcome packages for new homeowners that will be delivered in next week or two. Sadly, the Annual picnic was cancelled because of lack of volunteers and RSVP's. Will try again next year to see if more are interested. Sent out September newsletter and put up A-frame signs to remind homeowners of Annual Meeting. Had a turnout similar to previous years.

**CC&R** (Dale Hedman) – There were only 4 violations in last drive around. We have had some violation letters that were sent to wrong addresses causing frustration with homeowners. Will contact HOA to have all letters sent to him for review prior to mailing.

### **V. Accommodation for Guests** – None.

## VI. Old Business

a) **Special Assessment(s)** (Paul Roat) – Four Special Assessments to review.

Block 02, Lot 04, 0 Addition for Section 8.01, 4<sup>th</sup> notice letter dated November 12, 2018. “Motion to approve \$50 special assessment on Block 02, Lot 04, 0 Addition, for 4<sup>th</sup> notice letter dated November 12, 2018” by Paul Roat. Second by Christian McClimans. Approved by unanimous vote.

Block 02, Lot 04, 0 Addition for Section 8.01, 5<sup>th</sup> notice letter dated November 26, 2018. “Motion to approve \$50 special assessment on Block 02, Lot 04, 0 Addition, for 5<sup>th</sup> notice letter dated November 26, 2018” by Paul Roat. Second by Christian McClimans. Approved by unanimous vote.

Block 01, Lot 05, 5th Addition for Section 10.03, 3<sup>rd</sup> notice letter dated October 22, 2018. “Motion to approve \$50 special assessment on Block 01, Lot 05, 5<sup>th</sup> Addition, for 3<sup>rd</sup> notice letter dated October 22, 2018” by Dale Hedman. Second by Angela McClimans. Approved by unanimous vote.

Block 01, Lot 05, 5th Addition for Section 10.03, 4th notice letter dated November 26, 2018. “Motion to approve \$50 special assessment on Block 01, Lot 05, 5<sup>th</sup> Addition, for 4<sup>th</sup> notice letter dated November 26, 2018” by Dale Hedman. Second by Angela McClimans. Approved by unanimous vote

b) **Monument Sign** (Eric Schoutens) – Presented a picture of two sample engravings for the new rock. Board approved picture #1 (top) and he will authorize engraver to proceed.

## VII. New Business

a) **First Violation Letter** (Dale Hedman). Would like to review the first letter that goes to the Homeowners for a violation in hopes of “softening” the language. Reviewed letter and decided not to make any changes because of Lawyer’s recommendation concerning Idaho law (I.C. § 55-115). Will amend first sentence of disclaimer, at bottom of letter, to start with “Idaho Law requires”.

## VIII. Adjournment

“Motion to adjourn the meeting” at 7:20 pm by Angela McClimans. Second by David Herrmann. Approved by unanimous vote.

Minutes respectfully submitted by Tricia Schoutens, Secretary.