



Board Meeting Minutes

December 7, 2022

I. Call to order

Eric Schoutens called to order the meeting of the **Broadmoore Estates Board of Directors** at **6:38 pm** on **December 7, 2022** at the Hayden Library.

II. Roll call

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

III. Review

Eric Schoutens requested all to review Board Minutes of October 5, 2022. "Motion to approve Minutes of October 5, 2022" by Elisha Dinelt. Second by Paul Roat. Approved by unanimous vote.

IV. Committee Reports

Officer, President (Eric Schoutens) – Review financials. Really appreciate the summary page. Things are going well with HOA Administration. They are not able to get the most current financials to us so we will be reviewing the previous month at our meetings. There is concern we will be over this year's budget for snow removal if it continues at this pace.

Treasurer (Paul Roat) – Will have the HOA dues invoices for 2023 ready for mailing next week.

Neighborhood Committee (Eric Schoutens) – One of the homes had a Santa for kids to visit. Have proposed for next year to be a potluck and have Santa there.

CC&R (Dale Hedman) – Last drive around had mostly trash cans. Will be looking for sidewalks not plowed.

V. Old Business

a) Special Assessment(s) - (Eric Schoutens) – One Special Assessment to review.

Block 01, Lot 8, 1st Addition for Section 10.03, letter dated October 4, 2022. "Motion to approve \$50 special assessment for repeated violation of Section 10.03, letter dated October 4, 2022, for Block 01, Lot 8, 1st Addition" by Paul Roat. Second by Dale Hedman. Approved by unanimous vote.

VI. New Business

- a) CCR Remedy process – Lien. Need to revisit when we file a lien. “Motion to lower the overdue balance to file a lien to \$210.00” by Paul Roat. Second by Elisha Dinelt. Approved by unanimous vote.

Also need to discuss higher balance for filing a small claims. Paul will talk to HOA about the process.

VII. Adjournment

“Motion to adjourn the meeting at 7:04 by Amber Melton. Second by Elisha Dinelt. Approved by unanimous vote.

Minutes respectfully submitted by Tricia Schoutens, Secretary.