



C/o HOA Administration

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Annual Meeting Minutes

October 1, 2013

Broadmoore meeting called to order by Eric Schoutens at 6:50pm. Eric welcomed and thanked the owners for attending the meeting.

Meeting Minute Review-Eric asked everyone to review the 2012 Annual Meeting Minutes provided. Questions asked-Has the Board determined whether or not they will give out the complainant's name? A member of the committee verifies the complaint. Dennis Aaron made a motion to approve the minutes as written, Mike Ward 2nd the motion, motion carried.

Committee Reports

Architectural Committee-Eric stated that there were a few projects approved and built. Shops- a guideline was added that the height of shop cannot exceed the height of the home on the property or any adjacent home, it needs to be reasonable and permitted. Any structure added on property must be approved, including garden sheds.

CC&R Committee-Last year Paul volunteered to be on the committee. The committee drives around every 2 weeks and sends a list to Heather. She then sends out appropriate letters. The most common violations are garbage cans and trailers. The committee then goes back 3 days later to verify the violation still exists. IF the violation is still there a letter is sent. Owners can contact the city if the item is parked on street more than 48 hours. First letter is notification of violation, 2nd letter stating same thing with a little stronger wording. 3rd letter has a \$50.00 fine. Cars over sidewalk, call city and they can cite the violation. Blocking the sidewalk consists of covering the entire sidewalk. If concerned about a property contact HOA via email and the Board receives the email as well.

An owner thanked the Board for posting the minutes on website.

Snow removal? Owners are responsible for sidewalks that border property. The Association has contracted to have snow cleared on sidewalks that border the association.

Neighborhood committee-Annual Picnic and Annual Garage Sale-All events went well. Easter Egg Hunt had over 500 eggs, covered the entire park and lasted about 5 minutes. Annual picnic was the last Saturday of the month of Sept. The Garage sale was the 2nd Friday and Saturday of June. All events are posted on the website. Web address is broadmoorehoa.com. Tom & Judy Cooper, Gaye and Dave Passo volunteered for committees.

Financial reports-Questions-What is the water expense for? Watering common areas. Can the budget be posted to website? Yes

Election of directors-any volunteers? Discussion about the positions on the Board. Many owners appreciate the CC&R committee and the work they do. Would appreciate a volunteer to help out when someone is on vacation. Richard Andrews volunteered for the CC&R committee. Current Board willing to serve another year. Tom Cooper made a motion for the current Board to serve another year, Richard Andrews 2nd the motion, Motion carries.

Financial Report/Budget-Annual Conference of associations-Attended previous years and did not find it helpful. HOA does good job for what asked to do. HOA is very easy going and easy to work with. Broadmoore's dues are one of the lowest among the area. Several associations in the area are between \$220 and \$240. One older association is \$140 and had a large special assessment recently. The City of Hayden maintains the park. Most parks are city maintained. Does the Board feel they get enough help and don't need to get more information and run the association on their own? HOA does the homework for the Board and gives the Board advice and make sure they follow the laws. HOA charges \$27.42 per owner per year. Why is HOA needed? The Board members are volunteers and most work full time. HOA is a full time company. Dennis Merit made a motion to approve the budget, Shawn Curty 2nd the motion, motion carries.

CC&R Remedy Process: The proposed process was presented to the owners and approved. It was decided that \$1750 is a reasonable amount before filing in small claims court. The grand total of the balance includes: dues, violation assessments, late fees, (third letter for same violation). The Board discussed the options they had looked into for collecting the moneys owed. Currently have 2 owners that are getting close. Questions, Are there owners not paying assessments for 10 years? Not necessarily 10 years, but 6-7 years. Liens are placed on the property, when the property sells the lien is paid. The Board wanted to wait for the meeting to ask owners for their opinion. The association pays fees up front and fees are charged to the owner. The general consensus is to pursue the most cost effective way to collect monies owed. The hope is that the threatening letter is the end of the pursuit. Owners need to make reasonable effort to pay accounts current. The Board will not spend money to make a point.

General discussion:

Can a Board member talk to someone about getting the chain link fencing that runs along the llama farm fixed? The Board asked that an email be sent to the admin email address and detail the issue.

Lock mail boxes? Angela was looking into, hit a wait and see due to cost. Mail units run 8-16 units, 16 unit box would be \$1500+ for boxes. The association would have to hire someone to install new boxes and remove old ones. Have post office to come out and plot association to place mailboxes, 75-175 per home. All or nothing. \$23,000 total for entire association. Theft action is greater with one large bank of boxes, idea would be one street have several units.

First hoa ever lived in, really like. One thing didn't like when moved in, hoa rules were tossed. Can you talk with realtors? Title companies are legally responsible to give CC&R's to owners at closing.

People that are moving in, Eric delivers a welcome package, gives information about rules etc.

Barking dogs, contact Kootenai county animal control. Very active.

Noxious weed dept, will fine per day. As long as noxious weeds.

Motion from the floor to adjourn, Donna Wood 2nd the motion, Meeting adjourned at 8:24