



C/o HOA Administration
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Annual Meeting Minutes
Tuesday, October 7, 2014

1. **Call to Order**-Eric called the meeting to order at 6:35pm. Between proxies and those in attendance a quorum is present.
2. **Welcome Announcements**-Eric thanked everyone for coming to the meeting and introduced the new members of the Board.
3. **Reading and approval of the October, 2013 Annual Meeting Minutes**-The minutes were distributed. Gayle made a motion to accept the minutes as written, Bill Bedord 2nd the motion, motion carries.
4. **Reports:**
 - a. **President's Report**-Park now has an enclosure for the porta potties and the porta potties have been switched out for a lighter color. There are plans for a gazebo and seating, this is slated for spring 2015. During winter the island at Newcastle gets narrow, the city will look at possibly reshaping the island to give more space. There was a new landscaper this year, things are looking much better, he is very responsive. There is more work to be done on the rock between the sidewalk and the fence. As they are cutting they have been putting grass in the low spots on Atlas to build up and improve drainage. There is new fencing along Honeysuckle, owners moved sprinklers and removed the old fence, Broadmoore HOA replaced the fence and placed it on the lot line.
 - b. **Committee Reports**

CC&R committee-Paul-CC&R committee is very active. They drive around every 2 weeks, note violations and letters are sent. There are much fewer violations now then before. On a most recent drive through there were 5 violations, when the committee first started there were 80. The most frequent violations are for garbage cans. There is a foreclosed home on Torrey and the grass had not been mowed all summer. Paul contacted the management co in Kansas and the lot has been taken care of.

Neighborhood committee-Eric-For the 2014 Easter Egg Hunt the Neighborhood Committee hid over 800 eggs and the hunt lasted about 7minutes. This next year the committee is going to try to get the hunt to last 8 minutes. Eric offered a big thank you to sponsors for donating coupons throughout the year.

 - Annual Picnic-The committee thought it went well. They had between 50-60 people and had donations and games for kids and gave out prizes.
 - Garage Sale-Over 30 homes participated this year. There is over 10% better draw if more people participate. Many people look forward to it.
 - Halloween is coming up, hope everyone decorates. The committee gets a lot of feedback that people like to bring kids to do trick or treating because it is a safe neighborhood.
 - Holiday lighting contest-There will be another annual lighting contest and the committee hopes there are a lot of homes that will participate.
 - Family recipe-if you have one please submit so it can be placed in the newsletter. Will use a few each newsletter.

c. **Financial Reports** – YTD September 2014 – HOA Administration-Heather gave the year to date financial report. Paul discussed the amount of owners that are past due, it is about 4%, which is 13 owners out of 306. The Board is not anticipating a big assessment. The goal is to build up the reserves so that the association does not have to do a special assessment. The dues are less than the other associations around Broadmoore. The fence on honeysuckle was clarified was association responsibility. Eventually the association will have to pay to replace the fence, the plan is to do it all at once, or do it piece meal. Eric has been working with fence company so that if in a couple of years more fencing needs to be done the material will still be available, the Board cannot force owners to move fences. The city has already given the owners notice. Talked about looking into putting some trees around the association, fall is the best time to plant also can get a good price at the end of the season. There was a request from an owner to not plant aspens or poplars because they spread seeds.

5. New Business

- a. **2015 Budget**-Heather presented the 2015 budget, there no questions or comments- Jay Wilhelm motioned to approve the 2015 budget, Mary Hocavich 2nd the motion, motion carries.
- b. **New Idaho law effecting HOA's**-Eric discussed the new law and the process that Broadmoore already has in place. The Board had previously presented the violation letters at the 2013 meeting, which Eric discussed. The Board is going to have to send the 2nd certified and state if not resolved within 30 days the board will discuss and vote on each special assessment. The Owner needs to layout steps being taken to resolve the issue. Changes will be made to the letters to come into compliance with the new law.

6. Election of Directors for the Board-Eric said that to date the board has recruited new members to the board this past year. Eric is willing to serve another year. Dave Passo made a motion to accept the current Board for another year, Sandra Rosco 2nd the motion, motion carries.

Eric encouraged owners to volunteer for committees. He gave a brief background of the committees and the opportunities to serve the community.

There was a question about needing approval to place an 8x10 shed-Eric said that a drawing needs to be submitted with a sketch of the property and the shed placement as well as the list of materials, the shed must have the same roofing, and be the same color as house. There was further discussion regarding sheds.

7. Membership Comments (5 minutes each)-

- An owner expressed their appreciation for the Boards efforts and they have very few complaints. He work nights, would appreciate if Board could spread the word about barking dogs at night etc. Owners could receive up to a \$500 fine. There is a house on the south east corner of Ashland and Newcastle, it has multiple fencing materials and the internal fence and was done professionally, if the backyard becomes unsightly the Board can do something. If a dog is too aggressive call animal control.
- Street lights-Kootenai Electric maintains the lights; call them with the number on the pole.
- Past due and efforts to collect-Attorney's office is contacting owners and reporting back to the board. There are 5 more owners that the board is considering sending them next. There was a \$250 attorney fee originally. Paul gave more information about foreclosures and the process to collect the past due assessments.
- Nice thing about Broadmoore is that it is a friendly neighborhood and is safe
- Parking of heavy equipment- It is dangerous with kids playing etc. It is recommended that owners contact the sheriffs' dept and they will come, tag and tow. Owners can also go online to the website and file an anonymous complaint. Residents have 48 hours to move a trailer or recreational vehicle from the city and the association.

- Rules about running businesses-Businesses are not allowed within the association. Some family owned businesses, owners work out of their home. Discussion.
- Properties back up to honeysuckle, if you have trees that hang over fence line it would be appreciated if the trees would get trimmed. Kids walk on the sidewalks to and from school.

8. Adjourn- Gary Buckner motioned to adjourn the meeting, Randy Hartzell 2nd the motion. Meeting was adjourned at 7:30

Respectfully Submitted
Heather Barajas
HOA Administration