



Board Meeting Minutes

I. Call to order

Eric Schoutens called to order the meeting of the **Broadmoore Estates Board of Directors** at **6:35 pm** on **February 4, 2025**, at the Triple Play Resort Hotel & Suites.

II. Roll call

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

III. Review

Eric Schoutens requested all to review Board Minutes of December 3, 2024. "Motion to approve Minutes of December 3, 2024" by Paul Roat. Second by Randy Hartzell. Approved unanimous vote.

IV. Accommodation for Guest(s):

None.

V. Committee Reports

Officer, President (Eric Schoutens) – FinCEN, lawsuit has postponed deadline. We will not be updating any more information until required.

Treasurer (Paul Roat) – Review December Financials. Need to review what we are over budget and make revisions to 2025. Total HOA dues, as of January 20, 2025 are already 60% paid. Dealing with an attorney on excessive past due fees. Requested five high-dollar accounts be sent, but 10 were forwarded. As of today, 7 of the 10 accounts have been returned due to refusal of certified letter or not being home. Paul will send an email in 1-2 weeks with an update on actual status of letters.

Neighborhood Committee (Eric Schoutens) – Will release a newsletter out in early April for the Easter Egg Hunt.

CC&R (Dale Hedman) – Last drive around had four trash cans and one trailer.

VI. Old Business

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

VII. New Business

a) **Mitchell's Landscaping bid** - (Eric Schoutens) – Need to approve proposal for 2025. May need to add dethatch at \$495 and trim trees on Broadmoore for \$600. Motion to approve "Mitchell's Landscaping bid for \$12,290.00 for year 2025" by Amanda Dinelt. Second by Elisha Dinelt. Approved unanimous vote.

Motion to approve "Not to exceed \$600 to remove shrubs and replace with ground cloth and rock at monument signs at Atlas" by Paul Roat. Second by Dale Hedman. Approved unanimous vote.

Adjournment

"Motion to adjourn the meeting at 7.30 pm" by Elisha Dinelt. Second by Amanda Dinelt. Approved by unanimous vote.

Minutes respectfully submitted by Tricia Schoutens, Secretary.