



Board Meeting Minutes

December 2, 2025

I. Call to order

Eric Schoutens called to order the meeting of the **Broadmoore Estates Board of Directors** 6:31 pm on **December 2, 2025**, at the Triple Play Resort Hotel and Suites.

II. Roll call

Board Members present: Eric Schoutens, Dale Hedman, Randy Hartzell, and Amber Melton. Absent. Amanda Dinelt. Guest(s): Paul Roat.

III. Review

Eric Schoutens requested all to review Board Minutes of October 7, 2025. "Motion to approve Minutes of October 7, 2025" by Randy Hartzell. Second by Dale Hedman. Approved by unanimous vote.

Eric Schoutens requested all to review Executive Session Minutes of October 7, 2025. "Motion to approve Executive Session Minutes of October 7, 2025" by Randy Hartzell. Second by Dale Hedman. Approved by unanimous vote.

IV. Accommodation for Guest(s):

None.

V. Committee Reports

Officer, President (Eric Schoutens) – Insurance policies are due for year 2026. Tried to get another competitive bid but still waiting for a response. Will discuss further under New Business.

Treasurer – (Eric Schoutens) – Asked to review financials.

Neighborhood Committee (Eric Schoutens) – None.

CC&R (Dale Hedman) – Last drive around had fewer violations which were mostly garbage cans.

VI. Old Business

- a) **Special Assessment(s)** - (Eric Schoutens) Two Special Assessment to review.
See Executive Session
- b) **By Laws** - (Eric Schoutens) Need to review the revised paragraph of the By Laws. "Motion to amend the restated Bylaws Article I, Section 1 per the attached document" by Randy Hartzell. Second by Amber Melton. Approved by unanimous vote.

VII. New Business

- a) **Elect Officer** – (Eric Schoutens) – With approval of the revised Bylaws, we need to elect Paul Roat as Director. "Motion to reelect Paul Roat as a Director to serve through October 2026" by Randy Hartzell . Second by Amber Melton. Approved by unanimous vote.
"Motion to reelect Paul Roat as Treasurer to serve through October 2026" by Randy Hartzell. Second by Dale Hedman. Approved by unanimous vote.
- b) **Liability Insurance** – (Eric Schoutens) – Need to get competitive quotes because the new insurance is \$1000 more than last year. We only budgeted \$4200. Motion to approve new bid for Liability and Property Director insurances for year 2026 to not exceed \$5200 pending failure to receive a competitive bid by December 6, 2025" by Paul Roat. Second by Randy Hartzell. Approved by unanimous vote.
- c) **Board Meeting Location for 2026** – (Eric Schoutens) - Would like to continue using Triple Play Resort Hotel and Suites for the year 2026. They increased the price of each meeting to \$65.00. They also offered the large board room for the annual meeting at same price as small meeting room. Grand total for 7 meetings is \$482.30. "Motion to approve Triple Play Resort Hotel and Suites for the next 6 board meetings and an annual meeting for the year 2026 for \$482.30" by Amber Melton. Second by Paul Roat. Approved by unanimous vote.

VIII. Adjournment

"Motion to adjourn the meeting at 7:07 pm" by Dale Hedman. Second by Amber Melton. Approved by unanimous vote.

Minutes respectfully submitted by Tricia Schoutens, Assistant Secretary.