BROADMOORE ESTATES

Board Meeting Minutes

February 3, 2026

I. Call to order

Eric Schoutens called to order the meeting of the **Broadmoore Estates Board of Directors** 6:34 pm on **February 3, 2026, at** the Triple Play Resort Hotel and Suites.

II. Roll call

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

III. Review

Eric Schoutens requested all to review Board Minutes of December 2, 2025. “Motion to approve minutes of December 2, 2025” by Randy Hartzell. Second by Paul Roat. Approved by unanimous vote.

Eric Schoutens requested all to review Executive Session Minutes of December 2, 2025. “Motion to approve Executive Session minutes of December 2. 2025” by Amber Melton. Second by Dale Hedman. Approved by unanimous vote.

IV. Accommodation for Guest(s):

None.

V. Committee Reports

Officer, President (Eric Schoutens) – Will drop off the amended bylaws to Northwest Communities and will update website.

.

Treasurer – (Eric Schoutens) – Asked to review financials. Sent letters to past due homeowners to meet with them. Had a meeting with one homeowner that is working to payoff the fees. Email from another homeowner will be sending a check on the 5th for 2 years past due.

Neighborhood Committee (Eric Schoutens) – Will be sending a spring newsletter in March for the Easter Egg hunt and Garage sale. Will also post about the City of Hayden’s annual kite festival in May.

CC&R (Dale Hedman) – Last drive around had violations which were mostly garbage cans and a couple of trailers.

VI. Old Business

a) **Special Assessment(s) -** (Eric Schoutens) One special assessment to review. And one waiver to review. See Executive Session

VII. New Business

a) **Transfer of Funds** – (Eric Schoutens) – Requests a motion for year end 2025 transfer of $1300 to the reserve account. "Motion to approve $1300 budgeted contribution from the operating account to the reserve fund" by Paul Roat. Second by Dale Hedman. Approved by unanimous vote.

b) "Motion to approve transferring the net income of $12,962.22 for the year 2025 to the reserve fund." by Paul Roat. Second by Amanda Dinelt. Approved by unanimous vote.

VIII. Adjournment

"Motion to adjourn the meeting at 7:00 pm" by Amber Melton . Second by Randy Hartzell. Approved by unanimous vote.

Minutes respectfully submitted by Tricia Schoutens, Assistant Secretary.