



## **Board Meeting Minutes**

August 14, 2024

### **I. Call to order**

Eric Schoutens called to order the meeting of the **Broadmoore Estates Board of Directors** at **6:38 pm** on **August 14, 2024**, at the Hayden Library.

### **II. Roll call**

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

### **III. Review**

Eric Schoutens requested all to review Board Minutes of June 5, 2024. "Motion to approve Minutes of June 5, 2024" by Randy Hartzell. Second by Amber Melton. Approved by unanimous vote.

### **IV. Accommodation for Guest(s):**

None.

### **V. Committee Reports**

**Officer, President** (Eric Schoutens) – Board Meeting day and time. Today we got bumped a week and October is only available October 16, 2024. He will need to call 90 days before next meeting to secure our Wednesday spot.

**Treasurer** (Pau Roat) – Review financials for Income and Expense Budget as of July, 2024. Still have 12 homeowners that have not paid the 2024 HOA Dues. Irrigation Repair & Maintenance and Aerate were over-budget.

**Neighborhood Committee** (Eric Schoutens) – Yard sale went well. We had 18 participants. Will do a newsletter in September that will notify of Annual Meeting on October 7, 2024 and include proxy vote form.

**CC&R** (Dale Hedman) – Last drive-around we had trash cans and lawn maintenance.

### **VI. Old Business**

a) **Special Assessment(s)** - (Eric Schoutens) – Three Special Assessment to review.  
See Executive Session

### **VII. New Business**

a) **HB 589** - (Eric Schoutens) – Idaho new law, effective July 1<sup>st</sup>, further limited HOA's ability to collect fees. Previously, title escrow would ask HOA for insurance and etc. Traditionally most HOA (or their admin company) would charge homeowner, via title company, for transfer fee. New law states that HOA cannot add fees to escrow closing cost unless specifically stated in their CC&Rs. Broadmoore CC&R's do not include this provision. Because of the loss of income, the HOA administration has added a new charge equal to \$300.00 per new home title transfer. This amount would greatly increase the annual cost for the HOA. It is

recommended, in order to balance the additional annual expense, to increase dues by \$20 per year in order to allow for up to 20 annual homes sales without affecting our budget significantly. "Motion to approve increase of Annual HOA Dues from \$140.00 to \$160.00" by Amanda Dinelt. Second by Paul Roat. Approved by unanimous vote.

- b) **Real Estate Attorney** – (Paul Roat) – Would like to consult with a real estate attorney to discuss options for collecting past dues fees, in addition to filing a lien, and instead of filing for foreclosure. "Motion to approve attorney fess not to exceed \$600.00" by Amber Melton. Second by Paul Roat. Approved by unanimous vote.

## **VIII. Adjournment**

"Motion to adjourn the meeting at 7:29 pm" by Amanda Dinelt. Second by Dale Hedman. Approved by unanimous vote.

Minutes respectfully submitted by Tricia Schoutens, Secretary.