

Board Meeting Minutes
October 16, 2008

Call to Order

The monthly meeting of the BOD was called to order by Swede Murphy at 5:32pm. Susie Nulty, Bob Jones, Cliff Benson and Charon Nelson were present from the Board. Mike Clark from C&C was present.

Executive session

There was a 20 minute discussion regarding past issues.

Approval of Prior Meeting Minutes

Cliff moved to approve the September minutes, Susie seconded, the motion passed unanimously.

President's Report

Annual meeting notice was sent to homeowners requesting volunteers to serve on the board. Also a reminder of bears in the complex so owners are reminded to keep garage doors closed and garbage is to be put out only in the morning it is to be picked up. Late monthly assessment fees will also be discussed at the annual meeting suggesting either \$25 the first time and \$50 the next month or \$50 each month the owner is late.

Treasurer's Report

The operating account cash balance of \$1,719 is still low because of "summer type" expenses: pond \$2,182, water \$3,253 and irrigation repairs \$1,150. This past month two insurance bills came due for a total of \$6,968.

Overall, year-to-date, we are over budget by 6% but this was expected with the amount of landscaping and concrete work done early in the year.

The monthly assessment income is \$5,352 **below** budget since some homeowners are behind in paying the monthly assessment. We need to be aggressive in keeping this income up to date. There are only 3 homeowners over 30days behind in their payments; down from 9 last month.

Legal expenses are **over** budget due to actions taken against homeowners. We have now exceeded the annual budget of \$2,000 by \$1,101.

Water/sewer is **over** budget by \$1,555 because this was a dry year.

Landscape and Misc. Grounds has exceeded the annual budget by \$6,820 to complete some major projects.

Irrigation repair has **exceeded** the \$3000.00 annual budget by \$4,442. Unanticipated repairs were required to operationalize the system and to repair a system that is 25yrs old. Trash is running slightly (about \$350) over budget as Waste Management adjusts their charges each month based upon energy costs.

\$2,200 of our contingency reserve budget has not been used nor are expenditures expected.

Committee Reports

Architectural Control Committee

None

Landscape Committee

The plan to Xeriscape the 12,000 square feet behind units 84-76 will be tabled for the committee next budget year.

Maintenance Committee

Bids will be obtained for servicing the pond pumps, improving the water filtering system and other repairs and enhancements. The pond work options will be discussed at the annual meeting to obtain owners opinions on scope and direction. Safety issues were addressed so additional concrete work will be put off until spring.

Property Manager's Report

No new issues

Old Business

None

New Business

An email list, to be blinded, will be gathered from homeowners to improve timely communication about the community. Anyone wishing to be added to the list may sign up at the annual meeting

Adjournment

Bob moved, Susie seconded, and it unanimously passed to adjourn the meeting at 6:49PM.

The Annual Meeting will be at the Broadmoor Community Church November 13th, registration 5:30pm, meeting 6pm

Respectfully submitted,
Charon Nelson