



Annual meeting of homeowners: Due to a lack of quorum at the February meeting, the annual meeting of homeowners for the election of directors has been adjourned and will be reconvened on Wednesday, March 20, 2013 at 7:00 p.m. at Don the Beachcomber restaurant. Please be sure to send in your ballots to insure that a quorum is met.

Parking Rules committee formed: The board has formed a parking rules committee. The number one problem in our complex is parking! We have too many cars here in Broadmoor and too few outside parking spaces. Guests of residents often cannot find a place to park. And residents often park their cars in fire lanes or in outside spaces with inside decals. The parking rules committee will review current rules regarding parking of two cars in each garage, issuance of outside decals, whether parking on aprons should be allowed, consideration of an annual fee for outside decals, and then make recommendations to the board for any changes.

The board would like a wide representation of all interests on this committee and encourages all interested owners to get involved. The first meeting is scheduled for Thursday, March 7 at 6:00 p.m. at Unit 214 in the Peters Landing office building. Please come to that meeting if you wish to volunteer or contact our property manager, Debbie Evans, to offer your services.

Pedestrian gates: The association currently uses numbered Medeco keys for all of its pedestrian gates. Over time residents lose those keys and the association is aware of many non-residents have keys and use them to gain access to our complex and to use our facilities (i.e., pool, hot tub and tennis courts). Over the past year, one individual frequently has been entering through the Peters Landing gate to use our hot tub, often bringing his friends and family. He has verbally accosted some of our homeowners and physically threatened them. We have contacted HB Police to no avail.

Every few years the association re-keys the 16 gates and doors in our complex and reissues new keys at a cost of about \$7,500 each time. The board believes a keyless gate entry system which uses coded fobs would improve pedestrian gate security, would allow the association to deactivate lost cards/fobs and also automatically lock out

pool entry after hours. Initial quotes averaged over \$40,000 for the hardware, installation, peripheral devices, and fobs for distribution to all homeowners. However, the board believes it can reduce the cost to about \$20,000 by overseeing the project itself, directly purchasing the hardware, and subcontracting out both the welding installation and hardware installation.

At the February 20 board meeting, the board approved the capital expenditure of \$20,000 to move forward with this project.

New Day for Monthly Board Meetings: Regular monthly board meetings will now be held on the third Wednesday of each month. The meetings remain at Don the Beachcomber restaurant at the normal open meeting time at 7:00 p.m. (with the board's closed executive session at 6:00 p.m.).

Landscape Committee Report: See [January 2013 Landscape Update](#).

Awnings: Several awnings have been replaced with new stainless steel frames to withstand corrosive elements. One of our residents is in process of developing a master inventory of the 200+ awnings in our complex to determine which are HOA-owned/installed and which are owner-owned/installed. Awnings installed by owners (which requires architectural committee approval) are forever the responsibility of the unit owner and their successors.

2013 Initiatives & Priorities: Your board continues to explore areas where we can either improve existing services or reduce costs. With those goals, the board is developing a list of priorities to consider during this year's term:

- working with PowerStone to develop an action plan for 2013 and beyond
- installation of a keyless gate system in the 10 pedestrian gates, the pool gate, and the two pool bathroom doors
- reviewing current lagoon and pool maintenance services and soliciting competitive bids to insure cost competitiveness
- reviewing our master comprehensive and casualty insurances (to reduce costs)
- formation of committees of homeowners to review existing rules and regulations concerning parking and pool/hot tub use, and to prepare recommendations to the board for changes to the rules
- working with Time Warner on a long-term solution to upgrade cable service and enhance our bulk rate package features
- culling through all of the association's historical records, removing outdated and unnecessary files, and digitizing all remaining records to eliminate the need to store physical records
- reviewing the entry gate service company's performance and soliciting competitive bids to insure cost competitiveness

- preparation of a master deferred maintenance plan by building
- prepare long term street replacement and repair schedule and assess capital cost requirements
- flush all street drains which have build-up of sediment
- inspect and repair seawalls
- repair or replace railing facing Peters Landing Marina
- repair or replace gangway at the end of Grimaud
- review adequacy of reserves
- review current guard gate service and cost