

# BROADLANDS

Association, Inc.

Board of Directors Meeting  
Virtual Via Zoom – December 13<sup>th</sup>, 2022 6:00 PM

## AGENDA

- |              |  |                               |
|--------------|--|-------------------------------|
| <b>I.</b>    | <b>Roll Call – Proof of Quorum</b>                             |                               |
| <b>II.</b>   | <b>Approval of Minutes of Prior Meeting – November 8, 2022</b> | <b>Approval</b>               |
| <b>III.</b>  | <b>Member Forum/Resident Requests</b>                          | <b>Discussion</b>             |
| <b>IV.</b>   | <b>Guest Speaker – Jeremy Baker, Potomac Tree and Shrub</b>    | <b>Discussion</b>             |
| <b>V.</b>    | <b>Report of Officers and Directors</b>                        | <b>Discussion</b>             |
| <b>VI.</b>   | <b>Committee Reports</b>                                       |                               |
|              | A. Events Committee Report                                     | <b>Information</b>            |
|              | B. Modification Subcommittee Report                            | <b>Information</b>            |
| <b>VII.</b>  | <b>Staff/Contractor Reports</b>                                |                               |
|              | A. General Manager Report                                      | <b>Information</b>            |
|              | B. Communications Report                                       | <b>Information</b>            |
|              | C. Covenants Report  | <b>Information</b>            |
|              | D. Pond Reports  | <b>Information</b>            |
| <b>VIII.</b> | <b>Financial Information</b>                                   |                               |
|              | A. Financial Statements – October 31, 2022                     | <b>Separately Distributed</b> |
| <b>IX.</b>   | <b>New Business</b>  |                               |
|              | A. Fence Application Appeal – 42834 Dobson Court Common Area   | <b>Decision</b>               |
|              | B. Proposed Amendment to Design Guidelines – Signs             | <b>Decision</b>               |
|              | C. Proposed Amendment to Design Guidelines – Signs             | <b>Decision</b>               |
|              | D. 2022 Audit and Tax Return Engagement Proposal               | <b>Decision</b>               |
| <b>X.</b>    | <b>Old Business</b>  |                               |
|              | A. Tennis Program Management Contract                          | <b>Decision</b>               |
| <b>XII.</b>  | <b>Executive Session</b>                                       |                               |
|              | A. Delinquency Report  | <b>Separately Distributed</b> |
|              | B. Attorney Status Report                                      | <b>Information</b>            |
|              | C. Violation Hearings (6)                                      | <b>Decision</b>               |
|              | D. Staffing Discussion   | <b>Discussion</b>             |
| <b>IV.</b>   | <b>Return to Regular Session</b>                               |                               |
| <b>V.</b>    | <b>Adjournment</b>   |                               |

Next Board Meeting - Tuesday, January 10<sup>th</sup>, 6:00pm