

BROADLANDS

Association, Inc.

Board of Directors Meeting
November 14th, 2023 6:00 PM - Virtual via Zoom

AGENDA

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|--------------|--|-------------------------------|
| I. | Roll Call – Proof of Quorum | |
| II. | Approval of Minutes of Prior Meeting – September 12 | Approval |
| III. | Member Forum/Resident Requests (Bullet, Suspicious Vehicle) | Discussion |
| IV. | Report of Officers and Directors | Discussion |
| V. | Committee Reports | |
| | A. Modification Subcommittee Report | Information |
| VI. | Staff/Contractor Reports | |
| | A. General Manager Report | Information |
| | B. Communications Report | Information |
| | C. Covenants Report | Information |
| | D. Events Manager Report | Information |
| VII. | Financial Information | |
| | A. Financial Statements – September 2023 | Separately Distributed |
| VIII. | New Business | |
| | A. Proposed Design Guidelines – Doors (Entry/Garage/Storm) | Decision |
| | B. Proposed Design Guidelines – Rain Barrels | Decision |
| | C. Proposed Design Guidelines – Security Devices | Decision |
| | D. Proposed Design Guidelines – Shutters | Decision |
| | E. Proposed Design Guidelines – Skylights | Decision |
| | F. Proposed Design Guidelines – Spas and Hot Tubs | Decision |
| | G. Proposed Design Guidelines – Swimming Pools | Decision |
| | H. Proposed Design Guidelines – Trash and Recycling Bin Enclosures | Decision |
| | I. Proposed Design Guidelines – Tree Removal | Decision |
| | J. Proposed Design Guidelines – Trellises and Arbors | Decision |
| | K. Proposed Design Guidelines – Windows | Decision |
| | L. Common Area Fencing Attachment Approval | Decision |
| | M. 2023 Audit and Tax Return Engagement Proposal | Decision |
| | N. Concrete Jack Lift and Grind Proposal | Decision |
| | O. Pool Management Contract Addendum | Decision |
| | P. Proposed 2024 Budget and Assessments | Decision |
| XII. | Executive Session | |
| | A. Delinquency Report | Separately Distributed |
| | B. Attorney Status Report | Information |
| | C. Violation Hearings (42) | Decision |
| IV. | Return to Regular Session | |
| V. | Adjournment | |

Tuesday, December 12th, 6:00pm - Virtual via Zoom