

# BROADLANDS

## Association, Inc.

Board of Directors Meeting  
August 12<sup>th</sup>, 2025, 6:00 PM - Virtual via Zoom

### AGENDA

- |   |                               |
|---|-------------------------------|
| <b>I. Roll Call – Proof of Quorum</b>                             |                               |
| <b>II. Approval of Minutes – July 8, 2025</b>                     | <b>Approval</b>               |
| <b>III. Member Forum - gaga ball, gas powered leaf blower ban</b> | <b>Discussion</b>             |
| <b>IV. Reports of Officers and Directors</b>                      | <b>Discussion</b>             |
| <b>V. Committee Reports</b>                                       |                               |
| A. Modifications Subcommittee Report                              | <b>Information</b>            |
| <b>VI. Staff/Contractor Reports</b>                               |                               |
| A. General Manager Report   | <b>Information</b>            |
| B. Communications Report  | <b>Information</b>            |
| C. Community Outreach Report                                      | <b>Information</b>            |
| D. Covenants Report   | <b>Information</b>            |
| E. Events Manager Report  | <b>Information</b>            |
| F. Pond Report  | <b>Information</b>            |
| G. Pool Report  | <b>Information</b>            |
| <b>VII. Financial Information</b>                                 |                               |
| A. Financial Statements – June 2025                               | <b>Previously Distributed</b> |
| <b>VIII. New Business</b>   |                               |
| A. Clubhouse Security Proposal                                    | <b>Decision</b>               |
| B. Clubhouse Gas Furnace Replacement                              | <b>Decision</b>               |
| C. Hybrid Meeting Setup   | <b>Decision</b>               |
| D. Pool Management Contract Addendum                              | <b>Decision</b>               |
| E. Paper Shredding Event  | <b>Decision</b>               |
| F. Tennis Court Remediation Proposals                             | <b>Decision</b>               |
| G. Trail Remediation Proposals                                    | <b>Decision</b>               |
| <b>IX. Executive Session</b>                                      |                               |
| A. Delinquency Report   | <b>Previously Distributed</b> |
| B. Attorney Status Report   | <b>Information</b>            |
| C. NSF Fee Waiver Request   | <b>Discussion</b>             |
| D. Violation Charges Appeal                                       | <b>Discussion</b>             |
| E. Violation Hearings (16)  | <b>Discussion</b>             |
| F. Homeowner Allegation   | <b>Discussion</b>             |
| <b>X. Return to Regular Session</b>                               |                               |
| <b>XI. Adjournment</b>  |                               |

Next Meeting  
Tuesday, September 9<sup>th</sup>, 6:00pm