

Rev. E. T. Jensen	Ed Lee	Max Howell	Jas. B. Waddington	N. B. McCreary	E. Cullum
President	Vice - Pres.	Secretary	Treasurer	C. W. Wood	J. Terry
5 Belle Meade	4 Berkshire	7 Broadmoor	10 Belmont	Herbert M. Wren	

B R O A D M O O R P R O P E R T Y O W N E R S ' A S S O C I A T I O N

1 0 B e l m o n t D r i v e L i t t l e R o c k

YOUR PRESIDENT'S REPORT FOR THE YEAR 1955

Last May, the residents of Broadmoor were called together by Mr. Elbert and Lucile Fausett to meet in the Park Area to receive the gift of the Club House, the Park and Lake Area of Broadmoor. With this gracious donation, however, there were certain conditions that were required by the recipients. In order that these said conditions might be fulfilled, title to this property and its management was vested in the Board of Directors of the Broadmoor Property Owners' Association. Therefore, at that meeting nine (9) Directors were elected for a period of one year and by the conveying of the Quitclaim Deed and the Incorporation Papers the Broadmoor Property Association was activated.

Since that date last May, your Board of Directors beginning from scratch have, we believe, laid the groundwork for the future and with the full cooperation of the community created the foundation upon which all the future hopes, desires of every interested member might be realized concerning this wonderful recreation area for this community.

Your Board had the unwieldy job of formulating the Constitution and By-Laws and operating without funds sufficient to develop the natural resources of the Park and Lake Area. Moreover, this Board had to set the precedent for Community Activities and services while burdened with the problem of interesting and selling the Association to the residents of Broadmoor to the extent of securing funds in the form of the yearly dues. Herewith is an accounting of funds received and expended. Mr. Jas. B. Waddington served most capably as Treasurer and deserves your greatest appreciation as does the other Directors during this initial and formulating year.

TREASURER'S REPORT May 1955 to 10 May 1956

Income			
Dues for 1955 (175 at \$10 for full year).....	\$	1,750.00	
Dues - 6 months only (4 at \$5 per member).....		20.00	
Dues - 3 months only (1 at \$2.50 per member)...		2.50	
Club House Rental.....		79.50	
Other Income			
(Ticket Sale..Halloween Party).....		252.63	
Refund w/h, F.I.C.A. taxes (Carl Lee) Lifeguard.		14.30	
Dues for 1956 (28 at \$10 per member).....		280.00	
	\$	2,398.93 \$ 2,398.93
Expense			
Meter Deposits and Utilities.....		76.45	
Printing and Stationery.....		115.94	
Salary (Lifeguard..summer 1955).....		202.00	
Withholding & R.I.C.A. taxes.....		24.90	
Postage.....		12.00	
Position Bond for Treasurer.....		12.50	
Supplies and Maintenance of Club House.....		284.25	
Donna Fill for Swimming Area.....		118.00	
Bull Dozer Hire.....		356.25	
Retaining Wall in Lake.....		117.02	
Excavating of New Swimming Area.....		210.00	
Labor (Draining Lake).....		42.00	
Misc. Expense		68.00	
Halloween Party.....		50.00	
Christmas Party.....		60.80	
Other Disbursements : Broadmoor Garden Club.....		101.31	
Halloween Party.... Ikebana Garden Club.....		101.32	
Pro-rata share of proceeds TOTAL EXPENSE	\$	1,952.74	
Item Deposited returned unpaid.....		14.30 1,967.04

Having at your disposal the Treasurer's Report we can now turn to a resume of the years accomplishments.

The first order of business for the newly elected Board of Directors was the establishing of regular meetings. Every two weeks, there was a Board Meeting. And our first meetings concerned themselves with drawing up a Constitution and By-Laws. This was done and through the graciousness of our Secretary Max Howell we were able to secure the mimeographed copies and these in turn were mailed to all members of the association. Membership Cards were printed and then begin our efforts to enroll all residents in Broadmoor in the Association.

This was the beginning of a long campaign. House to house calls were made by the members of the Board of Directors. Yet as you can well see by the Treasurer's Report....success was quite limited. The constant comment was....either "I'm not interested...." or "The Park Area does not have enough to offer me". Your Board was then in a bind. A vicious circle....Not enough funds to make the necessary improvements desired to interest or offer the residents....And without the cooperation there would be no funds. What was the answer.

So....first things first.... We did feel it our responsibility to utilize what little we had. A Life Guard was hired for the Swimming Area during the summer months.

Committees were formed and appointed to develop interest, recommend needed improvements and to correlate activities of the Association.

Ed Lee was as Vice President Ex-officio Chairman of all committees and the following Board Members were the Chairman of these offices.....

Finance Committee.....	Lee Cullum	Public Relations & Publicity..	Herb Wren
Swimming, Fishing, Boating..	Joe Torry	Playground, Park, Club House....	N.D. McCreary
		Public Nuisance....	Wade Wood

During the Summer Season, it was immediately evident that the Swimming Area definitely needed improvement. Therefore an overall plan was established to improve this situation. Each committee came up with recommendations and they were all incorporated in the master plan.

These suggestions were:

1. Drain the lake and clear the swimming area of rocks, brush, and grade it for children's use as well as older swimmers. Move the Boardwalk to mouth of the swimming area and thus close off the boating area from the swimming area. Erect a diving stand and lifeguard station and place donna fill and sand in graduated swimming area. Filter & correct drain into swimming area.
2. Utilize the east side of the boardwalk as a docking area for boats for residents that do not live on the lake proper. And limit swimming to west side of boardwalk.
3. Improve the Club House and its facilities
4. Make additions to playground equipment.
5. Test lake and fish conditions...and stock lake for fishing.
6. Build two tennis courts....a croquet court...erect basketball goals...
7. Secure chairs for Club House use...erect several barbecue pits...park incinerators....secure park benches and tables.
8. Beautify general Park Area by long range landscaping plans.
9. Cultivate the use of the Club House for members of the Association.
10. Provide opportunities for membership to know each other through get-togethers and special observances throughout the year.

Taking these suggestions in order, the following were undertaken in various degrees to incorporate those in the overall plan. As you know the lake was drained, and the swimming area was bulldozed and cleared. We went as far as our funds would allow.

The Lake was tested and approximately 1000 fish were added to the Lake by Mr. Hull. 48 metal folding chairs were purchased for the Club House. And the Garden Clubs planted shrubs and plants around the Club House from the proceeds of the Halloween

Party.

The Club House has been utilized a great deal throughout the year. Wade Wood has been acting as registrar for this and his books indicate a steady use by various groups, and an almost perfect record by members of the Association, on an average of 3 to 4 times a week.

And thanks to the leadership and initiative of Herb Wren as Chairman, there have been four outstanding get-togethers for the Association through-out the year. The 4th of July Party and dinner with an evening's fire-work display over the lake. The Halloween Spagetti Supper with everyone dressed beyond recognition. The lovely Christmas Party with gifts under the tree and doughnuts and coffee. And the Easter Sunrise Service and the Children's Egg Hunt in the afternoon on Easter Day.

As to the other suggestions; outside of drawing up a master overall improvement plan with the securing of costs and estimates, your Board was severely hampered and could not carry them out because of lack of funds. Since last November, the Board has been in contact with Mr. Fausett in the hopes of securing the needed \$3,500.00 to do completely all that has been included in this overall plan. Your Board felt that there was an obligation on his part, and it was hoped that something could be arranged. Happily, over these months since that date, Mr. Fausett gave every indication that there would be such a donation or working agreement. At least the answer was never a negative one. Yet, there was never a positive answer either. Therefore, realizing that your Board was powerless to commit the incoming elected Board this year. We could go no further.

Oh yes, I almost forgot that there was one other proposal by Herb Wren's committee to encourage greater fellowship among the people living in Broadmoor.... it just recently was received by the community....that enquiry concerning get-togethers for an evening of fellowship regularly. At this writing I have not received the results. Mrs. Tompkins sent out the questionnaire.

And last but not by far the least, several work days spent in cleaning up the grounds....cutting weeds, cleaning up the debris, and needed repairs in the Club House proper. Those who turned out deserve your appreciation and they did a job well done.

This then, is a most brief resume of the actions of the Board of Directors during this past year. Much more could have been accomplished. Nothing is impossible but the difficult takes a little bit longer. Sorta reminds one of this old story about the city slicker who traveled regularly thru a small town. One day he noticed a small ill-kempt lot on one intersection and he often mused that it was a tremendous eye-sore. One day he noticed it again, but this time it was filled with roses and fragrant flowers....the lawn was trimmed and emerald green and an elderly man was conscientiously troweling around the plants. He stopped and called to the old man telling him how beautiful it was and then commented that "God certainly made beautiful things to grow." The old man, and somewhat of a philosopher, answered stubbornly...."Yep...but you should have seen it when God had it all by himself."

There is power in numbers and strength as well. And there is more to an Association of this kind that merely electing a Board of Directors. Particularly, when funds are limited, when there is so much that needs to be done, and when time is a limited quantity.

Let me close this report by listing various recommendations for your consideration and action either at the Annual Meeting or through your new Board of Directors.

FIRST: The overall plan for Park, Lake, and Recreation Area can be secured if a minimum of 400 families would pay their dues for 1956. Estimated costs by Branton Construction Company and your present Board are \$3,500.00.

SECOND: Your Board of Directors needs a part time volunteer or paid secretary to write and mail correspondence to members, keep an up-to-date roster of all families and potential members of the Association. This requires time and leg work

We have unsuccessfully tried to secure a check with the utilities companies when new families move into Broadmoor. To get this information one must constantly search it out for themselves.

THIRD: The members of the Board of Directors have full time jobs that occupy the greater majority of their time and can not justifiably serve as constant guards, watchmen, and supervisors at all times over the lake and park and clubhouse. If volunteer personell can be sedured...well and good. If not perhaps a paid watchman or securing of Deputy Sheriff's could be arranged with the Sheriff and Police Chief.

Several times the Club House has been repaired, yet each time we find the windows brokon and unlawful entry made. Moreover, dishes, tables and chairs have been taken. Pellet guns have been used on the streets of Broadmoor and an authorized voice may well reduce the danger to our children.

FOURTH: If each member of the Association would take it upon themselves to see that their neighbors were members then the problem of membership would be simple. And futhermore, then the Association could speak with a firm voice on all concerns and opportunities of service in the community. For example; concerning the bus transportation problem.....School Bus Transportation.....etc. At the present time, your Board of Directors and this Association can only speak and act actually concerning the confines of the Park and Lake Area.

As you prepare for the Annual Meeting, look forward to a new year with new wonderful opportunities in the Association. Let's make this the best year. Build our membership to include all of Broadmoor so that we can be proud of our Park and Lake Area. Remember 400 memberships will make this possible.

It has been my pleasure to serve you this past year. Sincerely I thank you for your cooperation and trust that you will give your new Board and its officers your continued support.

E.F.Jensen. Not available for re-election.

This report and reminder concerning the Annual Meeting has been delivered by Boy Scouts from St.Paul's Church. We are grateful to them for this Community service.....and the other times that they have served during this past year.

Oh yes.....if the day is warm.....and why shouldn't it be on May 19th.... you may see some Dads drinking a cool drink.....and Mom too....as well as the younguns.....you just come....and you'll see somebody was thinking about you. You'll be glad they did.....and they will too.....See U at 3:00 P.M. Saturday.....May 19th.....at the Park Area in Broadmoor.