## Bridgewood Estates HOA Board Meeting

2201 34th Ave NW, Suite A

May 28, 2014

Attendees: Mort Hopland, Margaret Brammall, Robert Marshall, Steve Piacitelli, Erin Hunter

 Juanita Carbaugh (HOA Manager)

Mort Hopland called the meeting to order at 6:35 p.m.

### Minutes and Finances

Minutes

* It was moved, seconded and approved to accept the minutes of the March meeting.

Finances

The budget was approved:

* The issue of how to remind homeowners about overdue payments was discussed. There are currently too many people on differing payment plans, so we need to enforce more consistency next year.
* Goal for next year is to stay within the same operating budget, but to increase the amount devoted to the reserve fund.

### Old Business

Retention Pond

* Steve, Monty and the inspector from Pierce County have arranged to meet tomorrow for the inspection. The landscaper missed one of the ponds and cleaned up the wrong area.

Annual meeting

* The annual meeting will be on August 14. We will have one more Board meeting before that, on Tuesday July 8. Materials for the Annual Meeting need to get to Juanita by July 11.
* We will leave flyers and will send an evite to estimate the number of attendees.
* The event will be a potluck BBQ and we will buy hotdogs and hamburgers.
* There will be two Board positions open. Mort Hopland’s term expires and Margaret Brammall will resign.

Reserve Ballot

* We will ask for a $20 per month dues increase for the reserve fund.

Trees invading roadway

* Board members will identify addresses where trees need to be dealt with and figure out the best method of handling the sidewalk issue.
* Juanita will email Safesidewalks.com to give us a bid on fixing the sidewalks, with priorities assigned in terms of trip hazards.
* We will ask the landscapers to identify a suitable variety of replacement tree

Photos of community

* We have some pictures of the neighborhood for the website but none that include houses. We will look for beautiful houses and ask the owners for permission.

### New Business

General Maintenance

* We will have someone evaluate all the fences that are community responsibility in an attempt to cut down on trip charges.
* There have been complaints about some of the cul-de-sacs, so we will evaluate them.
* We will ask the mole lady to take care of the moles at the 28th Street entrance.
* The playground on 25th street is in need of maintenance. The picnic tables need to be replaced and the bark chip level is low. Juanita will investigate options.
* Juanita is will get estimates on pressure washing of play equipment in both of the parks, the gates, and the monuments.
* We will ask the homeowner whose bushes are overhanging the sidewalk to cut them back.
* Homeowners have given us positive feedback about the landscapers.
* We will put gates on the annual meeting agenda, to give options about removal, replacement, or leaving them open during the day, with estimates attached to each. Meanwhile, we will get the 28th street gate adjusted.
* Long term, one possibility is to remove the gates and turn over road maintenance to the county.
* We will find out whether the HOA still has a temporary speed bump in storage, to prevent people gunning their cars on 25th. Meanwhile, Juanita will send out an email reminding people that kids will be out playing during the summer so cars should slow down.
* The ACC is down to two members, both of whom live in Division One. The Board has the ability o appoint members. Some names were discussed.

The meeting was adjourned at 8:55 pm.

Margaret Brammall, Secretary

Bridgewood Homeowners Association