

Bridgewood Estates HOA Board Meeting via Zoom.

Present were: Shayla Smith (HOA Solutions), Diana Kuhr, Mary Perisic, Jim Wise, Karl Henderson and Dianne Matthes. Various homeowners also joined in the meeting.

March 26, 2021

Karl called the meeting to order shortly after 6 p.m. and welcomed homeowners who had joined in the meeting. First thing on the Agenda was Homeowner Forum. A homeowner asked the Board if we had a Strategic Plan, which we do not. In 2012, WA State requested that all HOAs needed to do a Reserve Study, which Bridgewood HOA did at that time and since then the Board has followed the recommendations from that study by addressing issues as they come up. The Board suggested that the homeowner send an email with suggestions and they will be taken into consideration. There were no other issues from homeowners at that time.

There were no changes to the minutes from the November Board Meeting.

Financials were reviewed, some expenses were incurred with gate repairs and fences needing repairs from the winter wind storm but even with the added expenditures, the budget is still on track. Due to the state mandate, HOAs are still unable to charge late fees for delinquent accounts.

Old Business

- Jim Wise did an update of the Sidewalk and Tree Committee. Much was accomplished last year, this year the committee will identify the next group of trees that will need to be removed and sidewalks repaired. Letters will go out to the homeowners impacted by this next Phase.
- Sperlonga (a credit reporting company that the HOA has been using) has not been charging their monthly fees due to the pandemic. The Board is not sure whether to continue using Sperlonga, that will be reviewed after the state gets back to normal practices.
- The contract for Pacific Gardeners (gardening company that Bridgewood uses for the common areas) was signed and returned, the contract is good for the next 2 years. Shayla will question them about bark and clean-up in the cul-de-sacs, whether they would do it as part of the contract or if it would be added cost.
- The 2021 Budget Ratification meeting was held on via Zoom on 1/5/21, the budget was ratified at that time.
- A date for the Annual Meeting has been set for May 13, 2021, the format will be announced at a later date, an in-person meeting would be nice if allowed, if not, it will be a Zoom meeting
- Mary Perisic reported on the Architecture Control Committee, things are moving along at a good speed. The Board would like to be included on the requests, even though the report is included in the month report from HOA Solutions, it would be better to be informed sooner.

New Business

- There have been many issues with the gates lately, it would make sense to install cameras that would record things that are happening at and around the entrances. Several years ago, the Board looked into the cost of cameras, which seemed expensive then but new strides have been made in that field. Both Karl and Shayla will research options that would be available to Bridgewood now.
- A motion was made and approved to use the Amazon Delivery Access, Karl will work with Amazon on this program.
- Annual Garage Sale – the annual garage sale was cancelled in 2020 due to the Covid restrictions, unsure what will happen later in 2021, this subject will be discussed at a later meeting. Hopefully, the Board will have more information by the Annual Meeting.
- The greenbelt along 22nd was discussed because it is being compromised by people not living in Bridgewood. Several options are available, the first being a survey to identify Bridgewood property and the second was possible fencing, both options are expensive. Karl is going to work with Homer Dodge (homeowner) to make recommendations to the Board how to proceed with this issue.

Other Business

There were no comments from any Board members.

The meeting was adjourned at 7:34 p.m.

Respectfully Submitted,

Dianne Matthes, HOA Sec'y