

Notes from the Bridgewood Estates Annual Meeting (May 13, 2021, via Zoom):

Presiding were Shayla Smith from HOA Community Solutions, Karl Henderson (HOA President) and Dianne Matthes (HOA Secretary). Proxies were returned from 54 homeowners, 18 homeowners joined in the meeting. Since a quorum was not achieved, no official minutes were taken. **The last time a quorum was reached for an Annual Meeting was 2014!**

Karl reviewed what the HOA accomplished in 2020 and what the HOA hopes to get done in 2021:

- Pandemic (because of the Pandemic, HOA board meetings were switched from in person to Zoom)
- Emails were sent out to encourage community drives to help pickup/deliver groceries and medicine
- Not a lot of complaints or issues reported by neighbors. Great to see everyone still be friendly and neighborly during the stress of it all
- **2020 budget**
 - Projected revenue vs actual revenue was \$110k vs \$93k
 - Projected assessment income (HOA fees) of \$99k
 - Actual assessment income \$64k
 - Projected legal fees vs actual legal fees was \$500 vs \$3,698
 - Projected gate repairs vs actual repairs was \$3.5k vs \$5.2k
 - Projected expenses vs actual expenses was \$10k vs \$15k
- **New Gate Software;** new gate software was installed that included App control/access and video calling
- Allowed Amazon access via Amazon DLVR so that drivers can access community
- Investigating costs for potentially adding security cameras to the front gates in 2022 as gates are periodically damaged by cars pushing them open, and every 6 months or so we also get reports of petty theft
- Septic Drainfield/Easement, the Board authorized repairs for septic monitoring and alert system along with system repair was \$7.3k this was not in budget, but fees recovered from homeowners whose properties' septic systems go into that drain field on 25th
- Bridgewood Estates Website; a new design launched late 2020 (bridgewoodestates.com), new community features available to be developed like:
 - Alerts
 - Calendars
 - Owner forums/message boards
 - HOA open to discussing volunteers to help with the website and possibly adopt an official Facebook Community page

- **Trees and Sidewalk**
 - Phase I of tree removal and sidewalk repairs completed
 - Phase II still being coordinated (coordination setbacks due to the resignation from the Board of Jim Wise who was spearheading the efforts)
 - HOA lawyers advised that destructive trees cannot be kept even if homeowners want to keep trees in front of their properties as the trees are damaging common space which isn't allowed
 - \$10k budgeted in 2019 for 2020 Phase I work. \$10k spent
 - \$30k budgeted in 2019 for 2021 Phase II work. Revised assessment results pending before contractors are brought back in for tree removal and sidewalk shaving and/or repair

- **Landscaping**
 - New 2 year agreement signed with current landscapers
 - Beauty Bark (didn't get quotes for beauty bark last year due to increased demand during the pandemic so vendors were slow in responding). Quotes for 2021 pending. Approximately \$5k reimbursed to homeowners in 2020 who purchased and spread beauty bark on the circles themselves

- The Landscaping Committee was formed the end of 2019 but never got organized

- Want to add budget for beautifying the three gate entrances off Jahn Ave

- Overflow and catchment areas cleaned and inspected as required

- Mailboxes (3-4 of the mailbox islands were cleaned and painted by neighbors. Cost of materials reimbursed by the HOA). Would like the remaining mailbox islands cleaned and painted in 2021-2022.

If you have any questions or concerns, please reply only to this message.

Respectfully Submitted,
 Karl Henderson, HOA President
 Dianne Matthes, HOA Secretary