

Bridgewood Estates HOA Board Meeting via Zoom, February 2, 2022

Present were: Karl Henderson, Dianne Matthes, Diana Kuhr, Susan Dodge-Gilmore, Kelsey Painter and Christine from HOA Community Solutions

Karl called the meeting to order and welcomed Kelsey Painter, new board member.

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

No financials were reviewed, it was decided to review the budget at the next HOA board meeting.

Unfinished Business

- A discussion was held regarding the lack of participation for the Annual Meeting, even with a follow-up email, we could not reach quorum. A suggestion was made to possibly schedule the Annual Meeting around the same time as the Garage Sale to get more homeowners to attend or arrange for another way to entice homeowners, perhaps hiring a food service, such as a Taco Truck to come to Bridgewood and conduct the Annual Meeting at the same time.
- Christine was going to check to see when the Reserve Study is scheduled, it is a process that every HOA needs to do every couple of years according to WA law.
- Karl will follow-up with Don Challman regarding the Tree and Sidewalk Committee to see what is next on the schedule.
- Camera Options for the Gates. The HOA Board has had an on-going discussion on this topic for several years. The costs are expensive and the need is very low but it cannot be put into action without approval from the homeowners, by putting it to vote and meeting a quorum. A possibility would be to put together a Safety Committee to review the need and costs in the future.
- The Landscaping Committee needs to get started, hopefully when the Covid situation winds down, there will be an opportunity for the volunteers to meet and work on what direction to start.
- Karl sent an email to the Board with suggestions for regulations for Solar Panels. The Board will review separately and get back to Karl with their thoughts. When it is approved, it should be added to the ACC Roofing Guidelines.
- Karl is trying to organize a walk-through of the green belt to identify trees or other problem areas that need attention. The Board is hoping that when the Landscaping Committee gets going, it will take on that as part as their responsibility.
- Questions were brought up regarding Sperlonga. Sperlonga is a credit reporting service that HOA Community Solutions uses to report people who are late with monthly dues. During the Pandemic, we were not able to use their service due to government mandate

but no charges to us were made to us by Sperlonga. Now that we can start using their service again, it was decided to continue with Sperlonga and review it again at a later date.

New Business

- Karl received an email from Rob Rigoni (resident in Bridgewood Estates) about getting Bridgewood Estates to adopt a Road Sponsorship, that would involve keeping a certain section of Jahn Road cleaned-up by volunteers 4 times a year. It would cost the Board \$400.00 to join. Reception was positive at the Board Meeting but no formal vote was taken, an email will be sent to the board members for a vote.

Other Business

- A report from a board member regarding a discrepancy between Bridgewood Estates green belt and Trellis Grove, there was an issue several years ago and the property was surveyed, Christine is going to follow-through to see what has been happening in that area.
- Another board member brought up the weathering of the lamp posts in Division I. Some research will need to be done before the Board can move ahead with recommendations to make them look better.
- The meeting was adjourned at 6 p.m.

Respectfully Submitted,

Dianne Matthes, HOA Sec'y