

HOA Board Meeting via Zoom 6/19/23: Attended by: Karl Henderson, Kelsey Painter, Susan Gilmore-Dodge, Diana Kuhr and Dianne Matthes

Open Issues:

- Reserve Study: Items that need attention are concrete and asphalt repair and possibly a fence. Research needs to be done to determine what fence needs repairing and where it is located. Washington State law requires all HOAs to have a Reserve Study be done every few years by an outside source. The study was done for Bridgewood Estates in January 2023. The findings of our study showed that Bridgewood Estates funds are low for what is recommended by WA State. The Board discussed options of how to handle the situation. Several options are a special assessment and/or raising the monthly HOA dues. Bridgewood Estates's CC&Rs state that monthly HOA dues can only be raised 10% each year but since then, Washington State has changed their rules to allow HOA's to raise dues as much as needed each year to cover necessary expenses. After the 2024 budget is finalized, the Board will be able to better assess the situation to know how much will be needed for monthly expenses and how much will be needed for the Reserve Account to get to the amount that will be needed in the immediate future.
- Gate Repairs: The 30<sup>th</sup> Street gate has been inoperable for a couple of months. The estimate to repair it is extremely high. HOA Community Solutions is going to contact the gate company to see what the minimum cost would be just to get the gates operating. Another option is to close those gates temporarily until money can be raised to fix them permanently.
- Pothole Repair at 28<sup>th</sup> and 20<sup>th</sup> Streets: Karl is going to assess the situation to see how badly the holes are and if it would be possible to wait until next year for repairing them while investigating doing it as a DIY project, he will report later on his findings.
- Susan Gilmore-Dodge reported that the Tacoma Narrows Airport has reduced the amount of trees they were going to remove but they have not finalized the amount that will be removed at this time.

New Business:

- The Board made the decision to renew the contract with HOA Community Solutions for another year, costs have increased because we've added more hours.
- The Annual Garage Sale dates will be August 18 – 20 and possibly having the Annual Meeting during that weekend. Trying to get more homeowners involved by bringing in a Food Truck will help get Bridgewood Estates to a quorum, which hasn't happened since 2014.

Respectfully submitted,  
Dianne Matthes, HOA Sec'y