



HOA Board Meeting via Microsoft Team 1/29/24

Attended by: Karl Henderson, Kelsey Painter, Lynn Rockhold, Mark Hamilton, Curt Carroll and Dianne Matthes from Bridgewood and Jennifer Sprague from HOA Community Solutions.

Karl called the meeting to order and welcomed the new board members (Lynn Rockhold, Mark Hamilton and Curt Carroll). This makes it a 7-member instead of a 5-member board (according to the CC&Rs, the board needs to be a minimum of 5 and a maximum of 7). Members on the board do not vote in the positions, people volunteer or are asked, the positions are President, Treasurer and Secretary, the others on the board are Members at Large. Kelsey volunteered to fill the position of Treasurer, Karl is President and Dianne is Secretary.

Karl introduced a program that he is creating, referring to it as 'Community Issue Tracking', it will allow all the board members to have access to all the issues going on within Bridgewood Estates in a timely manner and that will be helpful in making decisions with the entire board being aware of what is currently happening.

Dianne reported that there were no formal minutes to review since the Annual Meeting did not meet quorum in 2023, only notes were made with what was discussed that day, those were posted on the website for future reference.

Existing Business consisted of a discussion of the gates. The gates have caused a lot of issues this past year, breaking down and deteriorating due to age creating a lot of expenses for repairs. Rebecca from Robblees (gate repair company) is making a visit to Bridgewood on 2/8 to assess the situations that are occurring with the 25th and 28th Street gates. In the past the board has discussed hiring a different company to do the repairs, Jennifer from HOA Solutions is going to put together some suggestions with prices for the board to review.

New Business consisted of the streetlamps. Several of the streetlamps are causing problems, flickering and one streetlamp fell over. The electrician that Bridgewood has been using was contacted but nothing has been decided because there are questions regarding the fallen streetlamp, can it be repaired or will a new one need to be bought. Curt, Kelsey, and Mark are going to do a 'drive-through' to identify what streetlamps need attention and Jennifer will get some prices on a replacement if needed.

There was a discussion on how to handle future meetings. In the past, homeowners only joined the meetings if they had a specific issue, during the Pandemic, all the meetings were via Zoom, the homeowners were informed but there wasn't much response. If all board meetings are going to be open to the homeowners, the board will need to make some decisions and put together procedures before the next meeting.

The meeting was adjourned at 6:02 pm.

Respectfully submitted,

Dianne Matthes, HOA Sec'y