

Notes from Bridgewood Estates Annual Meeting held on 10/27/2024 in the garage of Dianne and Jan Matthes. Board Members in attendance: Karl Henderson, Diana Kuhr, Anne Gustafson, Curt Carroll, Kelsey Painter and Dianne Matthes.

The meeting was called to order at 4:10 p.m. Karl welcomed everyone and introduced the Board. There were 35 homeowners in attendance either in person or by proxy (quorum was not reached). Dianne gave a recap of the notes from last year's annual Meeting. Kelsey gave the Treasurers Report, stating that the Reserve Funds need attention and she would address that later in the meeting.

Karl gave a recap of the Year in Review (not in any order):

- The HOA Board was in need of another member and there were 2 good candidates (note: Bridgewood CC&Rs state that the Board needs to be a minimum of 5 and a maximum of 7), therefore both were willing to join and the HOA Board is now a 7-member Board.
- Anne Gustafson was a major force in getting the gates repaired by finding a new company to do the work at a better price than who was doing the work previously. The gates are aging and hopefully with a few more tweaks, the gates will keep operating for a few more years.
- The cul-de-sacs (11) were trimmed and cleaned out and new bark was put down, the Tot Lots were also cleaned up and playground-type bark put down, the picnic tables were painted.
- The gardener/landscaper that Bridgewood used for years, decided to retire, after much research, new gardeners/landscapers were hired and they started in August.

The 2025 Budget was reviewed and discussed. Kelsey brought up the issue regarding the Reserve Study that was done in 2023. Several items will need to be repaired, they are all costly items. The HOA Dues will be raised to \$117.00/month to help with the general budget but more funds will be needed to meet the Reserve Fund account. Curt Carroll made a motion for a Special Assessment and Herb Turns seconded the motion, all voted to accept: \$800/a year for 2025; \$700/a year for 2026 and \$600/a year for 2027, it can be paid yearly or quarterly, HOA Community Solutions will handle the paperwork.

The 2025 Budget was ratified.

Community forum:

- Metal Roofs were brought up by a Homeowner, the decision has been turned over to the Architecture Control Committee to approve or disapprove and make recommendations.
- A couple of Homeowners commented on updating the CC&Rs as things have changed since Bridgewood Estates was developed in 1994, probably a committee will be formed to take on that task.

The meeting was adjourned at 5:35 p.m.

Respectfully submitted,



Dianne Matthes, HOA Sec'y