

HOA Board Meeting June 19, 2024. Held at Code Ninjas Dojo and online via Microsoft Team. Board members in attendance: Karl Henderson, Kelsey Painter, Lynn Rockhold, Curt Carroll, Diana Kuhr, Anne Gustafson and Dianne Matthes.

Karl called the meeting to order at 4:06 pm and welcomed the new board member Anne Gustafson, the replacement for Mark Hamilton who resigned earlier this year.

Dianne read the minutes from the last meeting held on January 29, 2024 via Microsoft Teams. A correction regarding the drive-through to identify what streetlamps need attention, that was completed by Curt Carrol and Kelsey Painter.

Kelsey reported that the financials were in good order but the board may need to further discuss a need for a special assessment to cover maintenance and repairs for the gates and for the reserve fund.

Existing Business

- A long discussion of the gates took place. HOA Solutions has not been able to come up with an alternative company for repairs other than Robblee's (previously Guardian). Many questions about the costs of repairs and the repetition of what has occurred in the past, the recommended repairs would come to over \$60,000. New board member, Anne Gustafson offered to do some investigating and further advise what to pursue as we go forward with the repairs.
- The question of cameras to cover the gates was discussed but nothing was decided at this time, more research will be needed before a decision will be made.
- A report from the ACC (Architectural Control Committee) about the numerous homeowners who have not followed the required steps as set forth in the Bridgewood Estates CC&Rs when making changes to their homes (i.e., painting, new roofs, fences, etc.). The enforcement policy has not been followed closely and now it needs to be re-addressed and fines should be issued.

New Business

- The landscaping company who has been servicing Bridgewood Estates is retiring, HOA Solutions has sent out Requests for replacement landscapers.
- A bid from Alpine Yard Care was submitted for the clean-up of the cul-de-sacs and tot lots for \$4272.15, the board agreed to accept that bid and work will begin soon. Dianne volunteered to sand and paint the picnic benches in Tot Lot 1.
- Karl was trying to come up with a program to keep all the board members informed of on-going issues and Kelsey suggested Google Docs but nothing was decided at this time.
- Summer 2024: the annual garage/yard sale date was set for August 9, 10, 11.

The meeting was adjourned at 5:30 pm.

Respectfully submitted,



Dianne Matthes, HOA Sec'y