

HOA Board Meeting September 18, 2024. Held at Code Ninjas Dojo. Board members in attendance: Karl Henderson, Kelsey Painter, Curt Carroll, Diana Kuhr, Anne Gustafson and Dianne Matthes.

Karl called the meeting to order and did a Roll Call.

There were no changes to the minutes from the meeting on July 19, 2024.

The financial report for August from HOA Community Solutions was delayed due to a software update in their office. Kelsey reported that a Reserve Study was done on August 7th and the Board needs to give more attention towards the Reserve Account, the fund is below the suggested amount, possibly raising the monthly dues or a special assessment may be needed.

Existing Business

- Gates: Repairs were done successfully to 28th St. gate on August 2nd. The new company Evergreen did a great job, they will be called on again when the next repair is needed. Bridgewood is connected to the previous company (Guardian/Robblees) because the software is operated by them. Bridgewood would like to self-manage that software and it is being researched on how to make that happen.
- Gate Cameras: An on-going discussion regarding placing gate cameras at the entrances was tabled for a later date, more research needs to be done before a decision is made.
- The new landscaping company (Green Earth) that started in August is doing a good job, no complaints have been received.
- Tot lot refurbishing. The picnic tables were painted this summer in Tot Lot 1 and new playground-type bark was put down in both Tot Lots, that should be good for 2 years.
- For years, Karl and Dianne have approved small expenditures without the approval of the entire Board, now HOA Community Solutions policy has changed. In lieu of that change, Diana made a motion that the President and Secretary will have the Board's approval if a small expenditure (less than \$500.00) is okay with them. The motion was passed. A notice will be sent to HOA Community Solutions.
- Community Issue Tracking. Karl reported that Google Docs is now up and available for Board members to keep track of what is happening within Bridgewood, that document will now be kept up to date with entries that occurred.
- ACC Open Issues. Diana Kuhr has agreed to be on the ACC and the Board.
- Facebook Page. Annie Gustafson and Kelsey Painter will be administrators for a Facebook page dedicated to Bridgewood Estates.

- HOA Community Solutions has a service that is billed as extra to the normal monthly billing, it is a Covenant Enforcement Policy and Fine Schedule. A motion was made by Curt Carroll to add this service to our monthly service with HOA Community Solutions, the motion was passed and Karl will inform HOA Community Solutions that Bridgewood would like to add this service.
- End of year Annual Meeting has been set for October 27 at 4:00 pm at Code Ninja's offices.

Respectfully submitted,

Dianne Matthes, HOA Sec'y