



Homeowners' Association, Inc.

Board of Directors

Sarah McKenzie, President

Linda Henderson, Ron Jones, Vice President

Ryan Oshlo, Medhi Rashidi, Vice President

Tom Rumph, Treasurer

Robert Klein, Secretary

Board Meeting Minutes – Dec 5, 2024

The sixth HOA Board meeting for 2024, began at approximately 7:30 PM on December 5, and was conducted at the BridgeWater clubhouse. All of the 2024 Board members were present, including: Linda Henderson, Ron Jones, Sarah McKenzie, Bob Klein, Ryan Oshlo, Mehdi Rashidi and Tom Rumph. All of the new Board members for 2025; Kristin Bender, Nichole Brennan, Jimmy Lee were absent.

Meeting Agenda

- Welcome and Introduction of New Board Members
- Voting of 2025 Officers (President, Treasurer, Secretary, and V.P.)
- Financial Update - Tom
 - 2024 & 2025 Budget and Dues Assessment
 - Late Payers update
- Clubhouse Maintenance - Bob & Ron
 - New smoke detectors installed
- Maintenance Items - Linda, Tom, Ron
 - Sprinkler Systems - Winterization
 - Tennis Court - Resurface
 - Brumbelow Fence Repair
- 2025 Capital Improvements
 - Clubhouse Awning
- Any Other Business
 - Trash can storage compliance
 - Beautification Committee
 - Maintenance Committee



Homeowners' Association, Inc.

Board of Directors

Sarah McKenzie, President

Linda Henderson, Ron Jones, Vice President

Ryan Oshlo, Medhi Rashidi, Vice President

Tom Rumph, Treasurer

Robert Klein, Secretary

Board Meeting Minutes – Dec 5, 2024

Nomination and Election of 2025 Officers

- Bob nominated Linda Henderson to be the President for 2025. Linda accepted, and the Board unanimously voted to approve Linda as the HOA President for 2025.
- Tom and Bob were nominated (and accepted) to retain their positions as Treasurer and Secretary respectively for 2025, and were unanimously approved.
- Ron Jones volunteered to continue to be the primary Board member to manage the Clubhouse maintenance and scheduling of the clubhouse facilities.
- The Board nominated Kristin Bender to be the primary Board member to manage the tennis court scheduling and maintenance, Nichole Brennan to be the primary Board member to manage pool maintenance activities, and Jimmy Lee to plan, manage and schedule social activities in 2025.
- Mehdi Rashidi, who was not re-elected to the Board, agreed to still help maintain the subdivision website, and Ron agreed to assist Mehdi with future website updates.

Financial Update

- Tom provided bank balances through October of 2024, indicating that the HOA had a total balance of around \$80,600 in CD's, checking and savings accounts. Of the \$80,600, approximately \$74,000 is classified as "reserves" for future "large maintenance" projects.
- In 2025 the tennis courts are scheduled to undergo repairs and repainting, estimated to cost between \$8,000 to \$10,000.
- Bob suggested that the 2025 annual assessment to homeowners be the same amount as 2024. The Board voted and approved that the 2025 HOA annual assessment to homeowners would be \$900 if paid in full in January, and \$275 if paid quarterly.
- Tom to provide the 2025 budget forecast at our next HOA Board meeting.
- Tom indicated that he has still been unable to contact Nichole Brennan to discuss assessing a "usage fee" for tennis court use by non-BridgeWater residents who are in the tennis club.



Homeowners' Association, Inc.

Board of Directors

Sarah McKenzie, President

Linda Henderson, Ron Jones, Vice President

Ryan Oshlo, Medhi Rashidi, Vice President

Tom Rumph, Treasurer

Robert Klein, Secretary

Board Meeting Minutes – Dec 5, 2024

Clubhouse Maintenance

- Bob reported that he and Ron had recently replaced the two smoke detectors in the clubhouse (the main meeting room and the furnace room), due to their reaching their end-of-life period of 10 years.

Other Maintenance Items

- Quotes for winterization of both sprinkler systems (the entrance way and the clubhouse) was discussed and \$199 approved to provide a "blow-out" of the irrigation systems on an annual basis.
- Tom indicated that we were in the final stages of getting quotes for repair and resurfacing of the tennis courts. Repairs to be scheduled for early 2025, prior to the tennis season beginning in the spring.
- Linda indicated that she had received a quote from "Professional Fence" to repair the segment of fencing along Brumbelow that has become detached. A quote of \$750 was approved by the Board, with Linda to schedule the repair to avoid any further damage to the fence segment.
- Ryan indicated that during the winterization of the pool that the pool pump had failed. A quote of \$1,300 was obtained from Allen Pools for replacement, to be completed in the spring of 2025, prior to the pool re-opening.
- Ryan to contact our "external storage" facility and remove the insurance provision from our contract, as coverage is now provided under our updated State Farm policy for the clubhouse and commons area.

2025 Capital Improvements

- Possible improvements for 2025:
 - A new clubhouse awning?



Homeowners' Association, Inc.

Board of Directors

Sarah McKenzie, President

Linda Henderson, Ron Jones, Vice President

Ryan Oshlo, Medhi Rashidi, Vice President

Tom Rumph, Treasurer

Robert Klein, Secretary

Board Meeting Minutes – Dec 5, 2024

Other New Business & Discussion

- Trash Bin Storage - Linda and Bob indicated that the recent letters sent to homeowners asking that they store their trash bins in a location not visible from the street view of their home, has been positive, with nearly everyone complying.
- Bob suggested that in 2025 the Board form three BridgeWater committees to increase homeowner to involvement and to assist with HOA activities. Specifically,
 - Beautification committee
 - Maintenance committee
 - Social committee
- Mehdi asked about the recent HOA Board member voting results. Sarah indicated that she had received 25 total votes (approximately 1/3 of the homeowners); of which two were discarded because they voted for all eight nominees (rather than just 7).
- Mehdi suggested that we consider placing the HOA Board meeting minutes on the subdivision website, so that they are accessible to all BridgeWater homeowners. Ron offered to complete the updates, and Bob indicated that he would provide Ron with updates and material as necessary.
- Mehdi suggested that BridgeWater should consider having a Facebook site to communicate with residents and anyone interested in looking at our subdivision.
- Mehdi thanked the Board for the recent approval of his ARC submission for installation of fencing in his backyard.

Meeting Close. With no additional discussion topics, the Board meeting came to a close at 8:35 PM.