



Homeowners' Association, Inc.

Board of Directors

*Linda Henderson, President
Kristin Bender, Nichole Brennan, Vice President
Ron Jones, Mehdi Rashidi, Vice President
Tom Rumph, Treasurer
Robert Klein, Secretary*

Board Meeting Minutes – May 21, 2025

The fourth HOA Board meeting for 2025, began at approximately 7:30 PM on May 21, and was conducted at the BridgeWater clubhouse. Five of the seven Board members were in attendance, Mehdi and Tom were absent from the meeting due to business travel.

Proposed Meeting Agenda

- Financial - Tom
 - April Budget Statistics
 - Late Payer Update
 - General Discussions About the Budget
- Tennis - Kristin
 - Court Usage
 - Feedback from Users
 - Status of Men's League Payments
- Pool - Nichole
 - Analysis of Pool Maintenance Annual costs
 - Inspection with Fulton County
- Clubhouse - Ron/Bob
 - Action to be Addressed on Cleaning Service Contract
- Secretary - Bob
 - Status of Landscape Lighting Repair
 - Compliance Letters Issued
 - Directory Update
- Social - Mehdi/All
 - Dates for Upcoming Events for the Year
 - Attendance at the May 17 Pool Party and Final Costs
- Landscaping - Linda
 - Tree Removal at Gazebo and at the Entrance
 - Request to Clean Up Area at the Lower End of Merganser with the City of Johns Creek
 - Have Contacted City of Johns Creek to Repair Sidewalk in front of BridgeWater



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Financial Update - Linda (for Tom)

- Linda indicated that we have three homes that are 2-3 quarters late in the payment of their annual assessment, and one home that is multiple years behind, for a total of four homes behind in their payments.
- Linda indicated that a payment schedule has been agreed to by the homeowner who is multiple years behind, with a target payoff date by year-end. It is expected that the other three homes that are a few quarters late will be making payments in the next few months.

Tennis Courts - Kristin

- Kristin reported that she has received positive feedback from both the men's and women's tennis leagues regarding the repairs to the courts and the improved LED lighting.
- Kristin indicated that the new court fees, payable by non-BridgeWater residents, had been collected from both the men's and women's leagues. These fees will be reserved for future tennis court maintenance and repairs.
- It was observed that on Sunday, May 18, that excessive debris and belongings were left on the tennis courts after their use. Kristin and Nichole suggested that we establish and post rules for "clean up" after use of the tennis courts.
- It was recommended that all residents use the "on line" court scheduling application to reserve the court, even for casual usage, to avoid any conflicts.

Pool - Nichole

- Nichole mentioned that the pool area is being cleaned up by the "pool users".
- Nichole indicated that she was still in the process of getting quotes from other pool service providers to make sure that we are not over paying for pool maintenance, which has been going up in price in the last couple of years. Nichole to provide an update at the next scheduled HOA Board meeting.



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Clubhouse - Ron/Bob

- Ron provided an update on our cleaning service and their current rates, indicating that the rate was going to increase by five dollars (\$5) per visit, from our current price of \$28 per visit.
- It was mentioned that we are currently paying for ninety (90) visits per year, with more visits occurring in the summer months when the pool is in use.
- A "check list" will be created and presented to the cleaning service, given that cleaning has not been consistent in recent months. It was suggested that we monitor the cleaning service activities for the next two months, review their progress, and then decide if we want to change service providers.
- Bob asked who was responsible for emptying the trash bins by the pool and in the parking lot. Ron indicated that this was not currently on the list of items to be included by our cleaning service. It was suggested that we add this to the cleaning check list per visit.
- Linda mentioned that the clubhouse needs to have a "deep cleaning" added to next year's budget, especially the bathroom areas.
- The subject of "pest control" for the clubhouse was raised and Ron took the action to get quotes that can be reviewed at the next HOA Board meeting.

Secretary - Bob

- Bob indicated that Georgia Lightscapes had the lowest estimate and would be repairing the entrance lighting by boring under the street, installing conduit, running new electrical lines and replacing junction boxes, outlets, and switches on the entrance, center, and exit sides of the subdivision entrance as well as a new digital timer for controlling the flood light ON/OFF cycle.
- Bob mentioned that the repair is scheduled for Friday, May 23, and that he would be available to monitor the repair and installation by Georgia Lightscapes.
- Directory updates are in process and awaiting additional information from homeowners.



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Social Activities - (Linda and Nichole for Mehdi)

Nichole and Linda provided an update due to Mehdi's absence.

- Linda mentioned that the expense for the "pool opening party" was approximately \$235.
- The suggestion for a "Big Party" near the end of July is still in the planning stages with the possibility of having a DJ and a food truck (or ice cream truck) to increase neighborhood participation.
 - There was some discussion and concern regarding the noise that might be associated with a DJ, but most thought it would be okay for 1-2 hours in the afternoon.
- Nichole suggested that we consider having a Halloween Pizza Party at the clubhouse as we have done in the past. We all agreed to revisit this in the early fall timeframe.
- Nichole expressed concern about having enough participants to host/schedule a Tennis Teaser" event for children and/or adults sometime in the summer months.

Landscaping - Linda

- Linda provided an update on multiple landscaping activities completed or scheduled since the last Board meeting.
 - Three (3) additional trees were removed from the Gazebo area by North Atlanta Tree.
 - The City of Johns Creek will be completing a cleanup of the wooded area near the end of Merganser, opposite the homes from 3495 to 3515 Merganser.
 - The City of Johns Creek will be repairing the sidewalk on Brumbelow that was damaged during tree removal by the City. Additionally, the City will be removing additional trees along Brumbelow.
- Kristin mentioned that one of the homes near the end of Merganser (3485 possibly?) requires lawn cutting as the grass is nearly a foot in height. Bob took the action to identify the home and send a letter requesting that they cut their lawn on a regular basis and remind them that there is a City ordinance on lawns not being maintained.



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- Linda brought to the attention of the Board that there is a home on Eider Down whose rear fence has a "wide gate" with access to Brumbelow Road. Linda expressed concern that this gate is wide enough to allow vehicle access by crossing the subdivision commons area between the fence line and the sidewalk. Bob and Linda to investigate further before the next Board meeting.

Other Business - Linda (Improved Website and Covenants Updating)

Subdivision Website Improvements:

- Linda mentioned that she would like to see an improved website for the subdivision with content that could easily be added by any/all the Board members.
- Based on a side discussion between Ron and Bob, it was suggested that Ron who has an IT background, and Mehdi (our current Board member overseeing and managing our website), explore using "Go Daddy" (or some other website creation tool) to improve the BridgeWater website user experience and to allow easy updating by other members of the Board. Ron took an action to reach out to Mehdi to discuss and review possible courses of action.
- The website development and migration activity to be discussed in more detail in the coming weeks.

Covenants Update:

Linda commented that the BridgeWater Covenants, Restrictions, and Restrictions (CRR) requires review and update. She asked that all the Board members review the current CRR and a summary of possible changes that were identified in a meeting with the HOA attorney back on November 11, 2020. Areas to be considered for change included: 1) Enforcement provisions, 2) rules and regulations, 3) maintenance of lots, 4) leasing rules and restrictions, and 5) an update to the Architectural Review Committee (ARC).

Meeting Close. With no additional discussion topics, the Board meeting came to a close at 9:05 pm.