



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*

HOA Board Meeting Minutes – August 13, 2025

The sixth HOA Board meeting for 2025 began at approximately 7:30 PM on August 13 and was conducted at the BridgeWater clubhouse. Six of the seven Board members were in attendance, with Nichole missing due to a school commitment.

Proposed Meeting Agenda

Financials - Tom

- July budget update
- Late payer update

Tennis - Kristin

- Discussion of any issues
- Update on progress with website tennis page
- New sign

Pool - Nichole

- Analysis of pool maintenance annual cost
- Need to review recommendations for new pest control provider
- Update on the performance of the clubhouse cleaning/maintenance
- New pool signage

Clubhouse - Ron

- Outside pool speakers
- Outside clubhouse lights
- Update on website progress

Social - Mehdi

- Provide final details on the August neighborhood party
 - Date, time, cost, raffle, giveaways

Landscaping - Linda

- Homeowner with gate to Brumbelow
- Repair of rail fence on entrance side of Mallard Lake Place
- Status of lot cleanup between 3555 and 3520 Merganser

Secretary- Bob

- Compliance letters issued
- Conduct review of current covenants
- Recommended CCR and By-laws updates from the Board



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

HOA Board Meeting Minutes – August 13, 2025

Financials - Tom

- Just prior to the Board meeting Tom emailed out the HOA balance sheet and expense detail for the month of July and the year-to-date expenses (vs. budget) through July 2025. Tom told the group that we had a total of \$61,235, with \$9,241 in checking, \$19,761 in savings, and \$25,399 in a CD, and \$6,833 of receivables.
- Not counting the one homeowner who is on a monthly repayment plan, Tom indicated that there were two homeowners who were one or two quarters behind in their dues payment. Bob asked if Tom had sent late payment reminder letters that were created to alert homeowners when they were overdue in their dues by more than a quarter. Tom responded that he did not send out the reminder letters, only the quarterly invoice(s) with the total due.
- Bob asked that those letters be used for any missed future payments so that homeowners are not exposed to additional late fees, interest, and legal fees to collect overdue amounts.

Tennis - Kristin

- Kristin informed everyone that she was still experiencing tennis court scheduling issues with one homeowner, and that one homeowner was suggesting starting a new senior co-ed team. Kristin indicated that currently there are the men's and women's leagues that currently use the courts on Saturday and Sunday.
- Kristin also mentioned that one homeowner was giving the tennis court lock code out to non-residents. The Board agreed that this should not be happening and if necessary the code should be changed to prevent access only by residents.
- Ron suggested that the Board give Kristin power to decide the tennis court rules go forward. The Board agreed that Kristin, as Board member of interest managing the tennis courts, she should have authority over establishing access and usage rules.



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

HOA Board Meeting Minutes – August 13, 2025

Pool - Linda for Nichole who was absent

- After obtaining quotes from other pool service companies, Nichole recommended that we stay with Allen Pool for another season for cleaning and maintenance.
- Linda mentioned that two of the pool table umbrellas had been broken. It was suggested that they be replaced with the spare umbrellas that we have in storage. Ron took an action to dispose of the broken umbrellas.
- Relative to pest control for the clubhouse and pool area, it was recommended that we stay with our current pest control provider.

Clubhouse - Ron

- Ron indicated that there was a problem with the volume (too low) on the outdoor speakers facing the pool. Tom suggested that we should replace the speakers with a "Bluetooth" portable speaker (for a few hundred dollars) that could be used for social events at the clubhouse and/or pool. Ron took an action to identify and purchase a portable speaker that could be used for our upcoming end-of-year pool party.
- Ron indicated that after generating a checklist of improvements with our current clubhouse maintenance and cleaning company that we would continue with the current service provider and monitor ongoing cleaning activities.
- Relative to a homeowner dumping personal garbage into the clubhouse trash bins, Ron stated that he talked to the offending homeowner and they agreed to stop dumping personal waste into the clubhouse trash bins.



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

HOA Board Meeting Minutes – August 13, 2025

Social - Mehdi

- The group discussed the end-of-year neighborhood "block party" to be completed before the pool closing at the end of September. After some discussion it was agreed that the party would be planned for the afternoon of Sunday, September 14 from 1 pm to 4 pm.
- Mehdi suggested that the HOA provide food, beverages (beer, wine, soda, water), and snow cones as well as some recreational activity for the children, for children. Mehdi asked about the budget for the event, and Tom suggested that we look at spending between \$1,400 to \$1,500 total.
- Mehdi suggested that we have BBQ beef, pork, and chicken (along with some side dishes) and also a shrimp boil. He mentioned that the cost for the food would be around \$800 and the snow cone service would be around \$300.
- Linda suggested that we make sure we have name tags for everyone to improve socialization by everyone in attendance.
- In order to improve attendance by homeowners it was suggested that we include multiple raffles (every half-hour or hour) of \$25 Amazon gift cards - must be present to win.

Landscaping - Linda

- Linda provided an update on the status of the lot cleanup between 3555 and 3520 Merganser. Linda inquired with the City and found out that the homeowners in "The Ridge" subdivision own the majority of the land between 3555 and 3520 Merganser. Since the land is owned by residents in The Ridge, BridgeWater is not responsible for maintaining the land in this area.
- Linda pointed out that there is a home in BridgeWater that is not currently occupied and is in desperate need of exterior repairs and maintenance. The HOA Board will be addressing our concerns with the homeowner in writing, along with photos, and pointing out that they are not in compliance with our Covenants which requires that all BridgeWater homeowners maintain their homes to a level similar to when it was constructed.



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

HOA Board Meeting Minutes – August 13, 2025

Secretary- Bob

- Bob indicated that a number of warning letters had been sent to homeowners regarding yard maintenance and non-compliance issues. Linda and Bob to monitor the properties for corrective action.
- Bob provided a 2-page hand-out summarizing potential changes to the By-laws and Covenants that were submitted by the Board members. The major areas for consideration were:
 1. Homeowner Maintenance Guidelines
 2. Homeowner Rental/Lease Restrictions and Requirements
 3. Use of Recreational Facilities
 4. Vehicle Parking and Storage
 5. Enforcement of Covenants

Other areas for consideration and updating included:

6. Update Architectural Guidelines
7. Placement of Recreational Equipment on Property
8. Business Use of Lot
9. Repair or Disassembly of Motor Vehicles in Driveway or Street
10. By-laws Update

Tom suggested that the most important items were #1 and #5, maintenance guidelines and enforcement of Covenants. While everyone agreed that these two items are the highest priority, we should also consider some additional items to be included after review and discussion with the HOA attorney.

Bob took the action to distribute the list of suggested changes electronically via email to all Board members for review prior to our meeting with the attorney.

Meeting Close. With no additional discussion topics, the Board meeting came to a close at 9:15 pm.