



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 – September 24, 2025

The seventh HOA Board meeting for 2025 began at approximately 7:30 PM on September 24 and was conducted at the BridgeWater clubhouse. Only four (4) of the seven Board members were in attendance, with Tom, Ron, and Mehdi absent due to conflicts or personal commitments.

Proposed Meeting Agenda

Financials - Tom

- August Budget Update
- Late Payer Update

Tennis - Kristin

- Any Issues

Pool - Nichole

- Pool Closure Date
- Date to store pool furniture

Clubhouse - Ron

- Status of checklist for cleaning services
- Update on repair for doors that leaked
- Status of web redesign

Social - Mehdi

- Cost for September 14 Pool Party
- Plans/date for the Halloween event

Landscaping - Linda

- Repair to fence along both sides of entrance
- Status of lots between 3520-3555 Merganser

Secretary - Bob

- Compliance letters issued July/August
- Continue discussion on revised covenant
 - Priorities
 - Our attorney, Mike Zenner, will meet with us in January or February to begin moving forward with changes.



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Financials - Tom

- No financial update provided due to Tom's absence. Linda indicated that Tom would send out the August reports to everyone via email after he was back in town.

Tennis Courts - Kristin

- Kristin reported that two new cracks in the tennis court surface were repaired under warranty by the contractor who repaired and resurfaced the tennis courts earlier this year.
- Kristin mentioned that the sprinkler zone by the clubhouse parking lot was depositing water onto the court surface, creating a "standing water" situation. It was suggested that the sprinkler heads be adjusted to not spray water onto the court surface. As a temporary solution, Bob suggested turning off the water zone by the parking lot (adjacent to the courts) until Sprinkles our irrigation service provider can adjust the heads or the system is shut down for the winter season.
- Kristin reported that we are still having an issue with tennis team members bringing non-team members to team practice sessions. It was suggested that non-team members, playing during team practice sessions, should be charged a \$20 fee for court usage. This topic to be revisited if it continues to be an ongoing issue.
- Kristin noted that payment to the "Reserve My Court" online service was still outstanding and needed to be paid by Tom.

Pool - Nichole

- Nichole reported that Allen Pool, our pool service provided, had still not received payment for the upcoming work associated with closing the pool for the winter. Nichole asked if Linda could contact Tom and make sure payment was received by September 29th to support the pooling closing and maintenance tasks scheduled to be performed by Allen Pool on September 30th.
- Nichole indicated that she and Matt would be cleaning and moving the pool furniture for storage on October 1st. The furniture will be stored poolside under the tarp that was purchased last year to protect the furniture while the pool is not in use.



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- Nichole suggested that if we have monies available next year that we look into replacing the pool furniture since it is 20+ years old and showing signs of wear. It was suggested that the quantity of any replacement furniture be reduced, as we currently have too many lounge chairs for the size of our pool.
- Nichole also suggested that if possible, we also look into replacing the clubhouse furniture as the current design does not really support clubhouse parties and gatherings.
- Bob asked if Kristin and Nichole could provide the names and contact information for the digital locks and signage that were installed to access the pool and tennis court areas. Additionally, Bob asked that the digital lock programming instructions be provided (and any battery replacement instructions) so that the Board members could periodically change the lock code if required.

Clubhouse - Ron

- Ron was not available to provide an update on the clubhouse activities and cleaning service, but Linda mentioned that we had received quotes of \$450 to perform a "deep cleaning" and \$200 to clean windows. Everyone present thought that the cleaning estimates were too high a price and suggested that we continue to investigate locating an alternate cleaning service for the clubhouse in 2026.
- Linda reported that Matt had repaired a leak at the base of the French doors that exit to the pool area and that no further water has been observed on the clubhouse floor.

Social - Mehdi

- Linda expressed concern that the September pool party, sponsored by the HOA, had poor turnout, with only eight other families participating (not counting Board member and their family members). Additionally, there were very few children in attendance.
- Given the homeowner turnout, and very few children in attendance, it was suggested that any future events be more focused on adult gatherings rather than children activities. However, it was agreed that the HOA would sponsor a "Halloween Party" at the clubhouse this fall for the neighborhood children. Mehdi to coordinate the planning for the Halloween Party with the BridgeWater Social Committee.



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Landscaping - Linda

- Linda indicated that Matt Jones had been contracted to repair the rail fence, in multiple locations, that is located at our subdivision entranceway.

Secretary - Bob

- Bob distributed a summary log and status of the number of letters that had been sent out to BridgeWater homeowners in 2025 for a variety of compliance issues (cars parked overnight in the street, lawn and yard maintenance, exterior home maintenance, etc.). The total number of letters that have been sent so far this year were listed as 35, with some homeowners receiving multiple letters for the same issue.
- Given the number of missing Board members at the meeting, and no scheduled review with the HOA attorney, there was no additional discussion regarding updating of the BridgeWater Covenants. It was suggested that this would be an item for early 2026 and the 2026 HOA Board of Directors.

New Business Items:

- An issue of "dog droppings" curbside across from 3495, 3505, 3515 and 3525 Merganser that had been reported to the HOA Board was discussed. It was suggested that a notice be placed in the next newsletter asking all homeowners when walking their dogs to be responsible and pick up any droppings from the commons area or their neighbor's property.

Meeting Close. With no further business or discussion topics, the Board meeting came to a close at approximately 9:05 PM.