



Homeowners' Association, Inc.

Board of Directors

*Linda Henderson, President
Kristin Bender, Wossen Bezabih, Vice President
Ron Jones, Mehdi Rashidi, Vice President
Robert Klein, Treasurer
Sherry Shedd, Secretary*

HOA Board Meeting Minutes – January 21, 2026

The first HOA Board meeting for 2026 was held on January 21, 2026 at 7:30 PM. The meeting was called to order by President Linda Henderson. Others in attendance were Kristin Bender, Wossen Bezabih, Ron Jones, Robert Klein, and Sherry Shedd.

Proposed Meeting Agenda

Financials-Bob

- December Budget Update
- Late Payer Update
- Number of Homeowners who have paid 2026 dues
- Present new accounting process for Board review and approval

Tennis - Kristin

- Any issues or needs

Pool - Wossen

- Transition complete
- Issues or needs

Clubhouse-Ron

- Any issues or needs
- Change to door code

Landscaping -Linda

- Need to plant some sod on exit side of entry in the spring

Secretary-Sherry

- New Resident 3450 Merganser welcome packet
- Compliance letters issued in 2026



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Financials- Bob

- Bob covered the financial reports and presented the 2026 budget which was approved by the Board.
- Bob also provided an update of homeowner dues payments and the status of late payers. The Board agreed to charge a flat \$25 per month for delinquent dues without interest.

Tennis- Kristin

- Kristin reported that food, tennis balls and clothing had been found on the tennis courts. She emailed the responsible individuals and the items were picked up.

Pool- Wossen

- It was reported that there was a complaint about the pool furniture being stacked near the pool. The tarp had been removed due to a complaint about its appearance. The Board agreed that the pool furniture would no longer be put in storage due to the unnecessary cost and effort to move. Rather than stacking the furniture it was suggested that it remain in the same position as in the pool season similar to other subdivisions.

Clubhouse- Ron

- Ron reported that the code to the clubhouse would be changed since it may have been shared with non residents.
- Ron also clarified that rental of the clubhouse does not include the pool which must remain available to Bridgewater residents.

Landscaping- Linda

- Linda reported that only one resident had volunteered for the beautification committee.



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Social- Mehdi

In Mehdi's absence Linda reported that only one resident had volunteered for the social committee. Due to low interest and the need to increase our cash reserve, the Board agreed to host only one event, a pool party, in 2026. Volunteers will be solicited for this event.

Secretary-Sherry

- Since a homeowner has not responded to the January 8th Board letter a reminder will be sent. The front yard at this residence has not been maintained in accordance with our covenants.

The Board meeting adjourned at approximately 8:45 PM.