



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 Agenda – May 20, 2026

The fourth HOA Board meeting for 2026 was held on May 20 at 7:30 PM. President Linda Henderson called the meeting to order. Others in attendance were Kristin Bender, Robert Klein, Wossen Bezabih and Sherry Shedd.

Proposed Meeting Agenda

Financials - Bob

- April 2026 Financial Reports
- Quarterly dues update
- Late payers update

Tennis - Kristin

- Discussion of any issues

Pool - Wossen

- Update Board on inspection
- Furniture and deck pressure wash and cost

Clubhouse - Ron

- New storage room lock
- Repair to ceiling in storage room
- Repair to sprinkler system
- Leak in front of Clubhouse
- New AT&T pricing for Clubhouse
- Status of new thermostat for Clubhouse
- Any cleaning issues

Social - Mehdi

- Date and time for neighborhood pool party. Need to begin advising the community.

Landscaping - Linda

- Landscape light at entrance upgraded. Cost was \$300.
- Getting proposal for gazebo area
- Proposal for mulch at the exit side of entrance

Secretary - Sherry

- Compliance letters issued in April/May
- Form for homeowners who are renting
- Rules and regulations for yard and house maintenance



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Financials – Bob

- Bob covered the April 2026 financial statements and reported on the status of invoice payments.
- He provided an update on dues payments.
- Bob reported on the need for a reconciliation from our attorney to determine the status of late dues payments.

Tennis – Kristin

- Kristin reported that there are no current issues with the tennis courts.
- The Board discussed the use of the tennis courts and other amenities by residents who are behind on their dues.

Pool – Wossen

- Wossen provided an update on the pool inspection by Fulton County.
- He informed the Board that the pool deck and furniture had been pressure washed.
- He also reported the issues with Allen Pools. Since there is a scarcity of other service providers, it was suggested that we remain with Allen Pools until the swim season is over.

Clubhouse- Ron

- Ron reported via email on the moisture issue in front of the clubhouse. There appears to be no active leak but the sprinkler valve head will need to be monitored.
- He also reported that the trap door in the storage room has been repaired.
- Ron was able to negotiate a more favorable rate with AT&T for the clubhouse internet and phone service.
- Ron has also created a new email address for clubhouse reservation requests. It is Bridgewaterclubh@gmail.com.



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- A new clubhouse thermostat will be installed so that the temperature can be controlled remotely to save on utility costs.

Social – Mehdi

- Mehdi needs to set a date for the neighborhood pool party possibly in July.

Landscaping – Linda

- Linda gave an update on the need to landscape the gazebo area and the exit side of the entrance. She is working on quotes for these two areas.
- Linda reported on the upgraded entrance landscape light that was installed.

Secretary – Sherry

- Sherry reported on the status of compliance letters that were sent in April and May.
- She presented the new Tenant Lease and Disclosure Form which was approved by the Board and will be sent to our attorney for review. Upon his approval the form will be distributed to all landlords so that the Board has current information on all leases and tenants in the subdivision.
- Sherry reported on the progress of the guidelines being developed to clarify the BridgeWater covenants. Once the guidelines are finalized and approved by the Board and our attorney it will be distributed to all residents.

The meeting was adjourned at approximately 9:00 PM.