



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 – August 4, 2026

The sixth HOA Board meeting for 2026 was called to order by President Linda Henderson. Other Board members present were Kristin Bender, Wossen Bezabih, Ron Jones, Mehdi Rashidi, and Sherry Shedd.

Proposed Meeting Agenda

Financials - Linda (in Bob's absence)

- June 2026 financial reports
- Late payers update
- Late payers with attorneys
- Discuss potential dues increase

Tennis - Kristin

- Any issues

Pool - Wossen

- Furniture update
- Pool hand rail repair

Clubhouse - Ron

- Cleaning service-update on new provider
- Who has keys to store room

Social - Mehdi

- Report on 7/26 pool party (cost and attendance)
- Update on BridgeWater website
- Camera repair at pool

Landscaping - Linda

- Tree removal in common area

Secretary - Sherry

- Compliance letters issued in July
- New resident 3535 Merganser Lane

Financial- Linda (in Bob's absence)



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- Linda asked if there were any questions or comments regarding the financial reports that were sent to the Board ahead of the meeting. Due to rising costs and the need to address some out of the ordinary expenses, the Board discussed the need to raise dues for 2027.
- Linda reported on the status of residents who are behind on their dues and the steps being taken to address this issue.
- The Board discussed the enforcement of the HOA policy that only homeowners whose dues are current are eligible to use the neighborhood amenities.

Tennis - Kristin

- Kristin reported that the code to the tennis courts would be changed.

Pool - Wossen

- Wossen advised the Board that he is in the process of hiring someone to repair the pool hand rail. Wossen believes that the cost will be around \$500.
- Wossen reported on his search for a supplier of pool furniture. He is waiting on a quote from a company that looks promising.
- The Board was informed that three teenagers used the BridgeWater pool and they are not residents. Apparently, other neighborhoods in our area have had a similar experience with these three.
- Wossen's investigation of an alternative pool service provider has revealed that our current provider is quite a bit cheaper than others in our area.

Clubhouse - Ron

- Ron updated the Board on his efforts to find a cleaning service to replace the current provider whose performance is unacceptable. Ron is working with a prospective company that has an excellent reputation but will be more expensive. Ron hopes to bring the price down by reducing the number of visits, especially during the winter months.
- The Board discussed the need for additional keys to the clubhouse storage room in case a Board member is out of town.



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Social – Mehdi

- Mehdi gave a report on the August 2nd pool party. Since the attendance was disappointing, a suggestion was made to have the party at the beginning of summer. Mehdi found that the pool grill was in poor shape after being used by a resident. Linda will address this issue in the newsletter.
- Mehdi informed the Board that he had updated the BridgeWater website. He has been pleased with the new hosting service which is cheaper and more efficient.
- Mehdi reported that all cameras have been repaired except one pool camera.
- Mehdi requested the Board's input regarding the possibility of a voluntary text messaging service to improve communication with residents.

Landscaping – Linda

- Linda reported that a fallen tree was removed from the common area of BridgeWater.
- She also updated the Board on the curb repairs by the City of Johns Creek.

Secretary – Sherry

- Sherry gave a brief update regarding letters sent to residents relating to the upkeep of their property. Some residents have complied with the Board requests; others have not.
- Sherry announced that Renzo and Carmen Vergara are the new homeowners at 3535 Merganser Lane.

The meeting was adjourned at 8:45 PM.