

***Bridges at Hanover***  
***Homeowners Association Board***  
***Meeting Minutes***

May 18, 2021

Members Present: Jason Barrett, Heather Pribyl, Steve Hazelrigg, Heidi Burke, Nick Brinkhoff, Andy Olson, Angela Pittman

**I. New Board Members Appointed/Offices Nominated**

President – Jason Barrett,

Vice President – Heidi Burke

Treasurer – Heather Pribyl

Secretary – Angela Pittman

**II. Roof/Shingle Selection**

- Homeowner John Geis, who works for Minnesota Exteriors Inc., presented different shingle options for replacement on the 3 bridges and neighborhood sign at the south entrance. Board voted on black IKO shingles that have a 15 year warranty. The work will be completed in about 3 weeks. John will work to ensure heavy trucks and trailers aren't driven on the paths. MEI will trailer the items back to the bridge locations.

**III. Bridge Decking Update**

- Steve H. has been in contact with Advantage Construction for estimates on repairing and replacing the bridge decking. Board is anticipating just replacing the bad boards on the decking as replacing the entire thing may be too expensive.
- Jason was to check with John Geis on the boards used to originally build the bridges.

**IV. Entrances Update**

- B's Lawn and Landscape has weeded both north and south entrances and added new mulch.
- Jason will contact Richtone Painting to paint the south entrance red neighborhood sign. Painting should take place after the roofing has been completed.

**V. Clean Up Day**

- The scheduled neighborhood clean up day is JUNE 5<sup>th</sup>, with a backup day being JUNE 12<sup>th</sup>. As many board members are not available June 5<sup>th</sup>, there will not be coffee and

doughnuts to kick it off this year. Discussion was had to just change the date, but ultimately was decided the June 5<sup>th</sup> date has already been published to neighbors. It was also discussed to offer a weeknight cleanup in late May/early June to utilize the late evenings and spare the weekend time. A reminder may be added to the website as well as a Facebook post for neighbors, listing what needs to be done.

- The following tasks will need to be completed:
  - Mailbox staining
  - Tree trimming along Settler's Lane: not on the townhome side to the southeast of 106<sup>th</sup> Ave
  - General garbage clean up along paths and ponds
  - Weeding

#### **VI. Website Contact**

- Heidi Burke will work with Joe Kaul, web designer on additions needed and setting up a contact list/email list for the neighborhood.

#### **VII. Budget Review**

- Heather composed a draft of a proposed budget through 2025. If yearly dues aren't increased more than the 5%, the HOA will be at minimal cash on hand at that point. A list was generated for Costs Needed for Repairs that are ongoing. Those are: Trail maintenance, bridge maintenance, painting
- Approved payment to Nick Cooper
- Jason or Heather will connect with B's Lawn and Landscape and our accountant to make sure we are seeing invoicing before payment.
- Board will discuss how we will further proceed with a request for dues increase at a future meeting

#### **VIII. Land Gift**

- Discussion about offering the section of path which will be in front of Bridgewater 2 facility was had. We currently pay for the path, mowing, landscape around trees, and weed maintenance. Board discussed allowing that to become Bridgewater's responsibility, but was decided to keep as ours. Cost to do so with attorney fees doesn't outweigh what we pay for that parcel, and it allows our HOA to maintain and ensure it looks nice.
- Any landscaping or trees that are removed or damaged in the building of the Bridgewater 2 facility will be replaced at their cost.

#### **IX. Communication/Contacting Neighbors**

- We discussed creating a flyer to distribute to homeowners asking for updates on names, address corrections, email address updates, and allowing this info to be published to neighbors. More work to be done on that this summer/fall.

Next Meeting: July 20, 2021 7:30pm Jason Barrett's home

Minutes submitted by: Angela Pittman, secretary