

Bridges at Hanover

Homeowners Association Board

Meeting Minutes

October 26, 2021 7:30pm

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

I. Bridge Repair Update

- \$10,000 was budgeted for the blue and red bridge repair in 2021.
- All bridges will be stained in spring of 2023.
- Green and Blue bridge is budgeted for \$12,000 for future work on these two bridges.
- Steve will contact Robert Braden for the proposed work on the bridge repairs to be done spring/summer 2022.
- Painting: Blue bridge trim and south neighborhood sign need painting. Inquire a quote from Austin, a neighborhood college student, who did painting on several homes in 2021. Austin's contact info: 612-559-8404

II. Path Repair

- No repairs projected for 2022.

III. Grounds Maintenance

- Jason will reach out to B's Landscaping to check on items needing attention from the contract.
- Current contract is through April 2023. Board will explore other landscape company offers for future.
- Possible reseeding of the out lots before snow falls.
- TruGreen Review: They come twice a year for fertilizer and two times monthly for weed application.

IV. Townhome Association

- Discussion about construction vehicles parking and driving over the path along Settler's Lane. City Administrator was contacted. Vehicles can legally park on the streets during work hours.
- Board will monitor path and how it is holding up due to construction traffic.
- Grass will be assessed in spring of 2022 and contacts made for any repairs needed from townhome construction.
- The following items were again discussed as they were at the July meeting:
 1. Bridges HOA maintains much of the paths used by Townhome members at no cost to them. Spark interest/discussion on asking for partial payment to us for upkeep of paths they all use.
 2. Discuss with Townhome president or builder/developer to stop including our amenities (paths, bridges, river walk) in the advertisement and sales of homes
 3. Draft a cease-and-desist letter to send to builder advertising amenities. Jason will reach out to law firm to discuss options.

V. Website/Technology

- Nick has been in contact with Joe Kaul, website designer, to update and learn how to possibly do updates on our own.
- Remove outdated summer announcements from website and add fall cleanup should be happening by the lawn service soon.

VI. Budget/Financial

- Proposed HOA dues increase to \$450/year will be presented at the Annual Meeting. 5% increase will remain in place each year thereafter until a comfortable amount is in the balance. Dues could remain unchanged for a few years once that financial amount is met.
- Annual meeting was set for Thursday, April 21, 2022 at 7:00pm at the Hanover Historical Society. Letter to homeowners needs to be drafted and mailed by March 18, 2022.
- Board will work on finalizing the proposed amount and how to communicate that change to homeowners at the upcoming meetings.
- Heather will send another request for dues payment to outstanding homeowners, along with an additional late fee of \$25.00. In this request, it will also be noted that if dues are not paid in full at time of vote for annual fees increase, those homeowners are ineligible to vote.

Next Meeting Date: Tuesday, January 11, 2022 7:30 pm Host: Jason Barrett

Agenda Items: Draft letter to Townhome Homeowners Association re: fees and amenities advertised
Work on budget/proposed dues increase and how to communicate info to HOA

Meeting Minutes Submitted By: Angela Pittman, HOA Secretary