

Bridges at Hanover Homeowners Association

Annual Meeting Minutes

April 19, 2022 7:00pm Meeting held at Hanover Historical Society

I. Welcome

15 homeowners were in attendance. Members were asked to sign in and received a ballot to vote.

II. What is an HOA?

The HOA maintains and enhances property values through enforcing covenants and maintenance of common areas. The Bridges HOA is a non-profit organization, where all owners are members. The bylaws lay out how the HOA operates. The Board of Directors manage the HOA and are volunteers. The Bridges at Hanover HOA is responsible for common area upkeep, collection of annual dues, create and maintain a budget, secure insurance, enforce covenants, and oversee neighborhood improvements.

III. Covenants

Covenants are guidelines to maintain our community and preserve property values. Our covenants include: landscaping, building/additions, seasonal parking, storage, livestock, fences, decks, and sheds.

IV. Budget Review

The Board has reviewed the annual dues and is proposing a \$475 annual fee for 2022. This model will allow for enough reserve for additional unpredicted improvements that arise. Those could include, but are not limited to: asphalt repair on the walking paths, continued bridge maintenance, painting and reserve for other unforeseen natural disasters. Without an increase, the homeowners could be given an assessment in the event there would be major upgrades needed in the future. Per the HOA by-laws, there can be an increase of 5% to the annual dues without a vote needed. In future years, if the proposed improvements aren't as big of financial impacts, dues could possibly remain the same or not have the 5% increase added each year.

A question and following discussion were had from a homeowner asking why not raise dues to \$500 right away, and then perhaps the annual 5% raise could be deferred for a few years. Board response was that this was the initial plan proposed at last year's annual meeting, and it was met with quite a bit of push back. So, the thought of going lower was to have less "sticker shock" for homeowners.

A question from a homeowner asked if there an amount we need to keep in the reserve fund per our HOA by- laws? Board response was not that they are aware of.

Please refer to the Annual Meeting power point link for specific graphs outlining costs/budget projected in the next years. This also shows where the annual dues are allocated and how much percentage goes to each area the HOA is financially responsible for. Those can be found at <https://bridgesathanover.com/>

V. 2021 Accomplishment and 2022 Goals

In 2021, the HOA replaced exterior decking on the red and blue bridges and replaced the roofing on all bridges. The HOA oversees the contracts for groundskeeping including: mowing, fertilizing, trimming. A new website has also been launched. You can find our by-laws, rules and regulations, covenants and more at <https://bridgesathanover.com/>

Goals for 2022: Complete repairs to the blue and green bridge as well as have all bridges and south entryway sign painted. New signage will be installed at each pathway entrance stating the paths are maintained by our HOA and no motorized vehicles. The Board is looking into new groundskeeping contracts for 2023 as our current contract with B's Lawn and Landscape expires. Several homeowners, as well as the Board, have not been pleased with the service and quality we are receiving through B's.

VI. Events

Clean Up Day: This has usually taken place on a Saturday in June. The Board is looking into a “sign-up” option. There would be a list generated for items that need to be cleaned up, painted, repaired, etc. This would allow homeowners to choose a task to complete on a timeline that works in their schedule. Those in attendance agreed this would be a feasible option.

National Night Out: This is scheduled for Tuesday August 2, 2022. Activities, food and games to be planned!

A few members in attendance would like to have more neighborhood events. Ideas: Ice Cream Social, Bridgetoberfest

VII. Voting

Ballots were handed out as members entered the meeting and votes were collected at this time. Upon the completion of the meeting, the votes were tallied with a total of 19 YES and 1 NO. Several homeowners had emailed votes in by proxy as they were unable to attend the meeting.

Annual dues increase of \$475 passed. Statements will be mailed out the week of April 25, 2022.

VIII. Questions/Comments/Concerns:

- A few members asked about the townhome residents using our amenities and paths and asked if they would chip in and help pay for it. The board has previously discussed this, but will again look into asking them for financial input.
- Someone asked if we would inquire with the city about snowplowing the path along Settlers Lane up to the north entrance where it connects to the city trails.
- The following were offered as options to inquire about new groundskeeping contracts: MowMe.net, Anderson Lawn and Maintenance
- There are concerns about homeowners having commercial equipment parked in driveways. At the next Board meeting, this will be addressed with a letter drafted to send to those homeowners who are not in compliance with this bylaw. The by-laws state that seasonal recreational vehicles may be parked in driveways. See the links on the website for the dates of which vehicles are allowed per season.
- Complaints were also heard about dogs that run loose. It was recommended to approach the city about the complaint, as the city has ordinances for animals.

After the meeting completed the Board met to finalize the following:

Officers for 2022-2023 Year

President Nick Brinkhoff

Vice President Heidi Burke

Secretary Angela Pittman

Treasurer Heather Pribyl

Next board meeting: May 16, 2022

Topics to cover:

Draft letter about Rules and Regulations Covenants

Plan Clean up day

Draft letter to B's Lawn and Landscape

Discuss overgrowth under the bridges and next action steps

Plan events for 2022: National Night Out, Ice Cream Social? Bridgetoberfest?