

Bridges at Hanover Homeowners Association Annual Meeting Minutes

April 18, 2024 7:00pm Meeting held at Hanover Historical Society

I. Welcome

12 homeowners were in attendance. Board members present: Nick Brinkhoff, Heidi Burke, Heather Prybil, Angela Pittman, Ryan Blake, Joelle Olson

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, creating and maintaining a budget, securing insurance, enforcing covenants, and overseeing 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

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/>

The dues are allocated to the following areas: Landscaping/Grounds – 59%, Repairs/Maintenance – 16% Insurance – 16%, Accounting Fees – 6%, and Other Miscellaneous – 3%.

Dues will not increase for 2024 and will stay at \$485. Invoices will be sent out.

V. 2023 Accomplishments and 2024 Goals

All bridge work has been completed with painting, staining, and board repairs.

All HOA records have been converted to an electronic format.

2024 Goals:

The Board is looking into a complete review and update of the association bylaws by working with an attorney. As our neighborhood has aged and all lots are now developed, there are sections that no longer pertain. The Board is also wishing to make it a searchable document by converting it to an electronic format.

Both entrances are needing some updates in landscaping and maintenance. The Board is working on getting bids for those entrance projects.

The Board has moved away from using our 3rd party accounting firm and has approved to start using an online software program called Pay HOA. This platform will allow for more streamlined ways to keep our HOA documents, communicate with neighbors, pay dues electronically, report violations, and easily see it all in real time. Please look for an email from PayHOA, with instructions on how to set up your account. Everyone will still receive a paper invoice this spring along with instructions on how to set up PayHOA.

VI. Events

Clean Up Day: Saturday, April 20, 2024 9:00am

Items accomplished: Cutting down dead pine tree by pumphouse, clearing out downed trees and brush along fence line/farm field.

Items still to do: Stain mailbox posts and paper boxes, pick up trash, possibly cut down 1-2 maple trees on Settler's Lane that appear to be dead.

National Night Out: This is scheduled for Tuesday August 6, 2024. Activities, food and games to be planned!

VII. Questions/Comments/Concerns

Nothing to report.

After the meeting adjourned, the Board met to finalize the following:

Officers for 2024-2025 Year:

President Nick Brinkhoff

Vice President Heidi Burke

Secretary Angela Pittman

Treasurer Heather Pribyl

Next board meeting: Sunday May 19, 2024 6:00pm at the Hanover Historical Society