



Bridges at Hanover HOA



**Annual
Meeting**

April 25, 2023

HOA Board



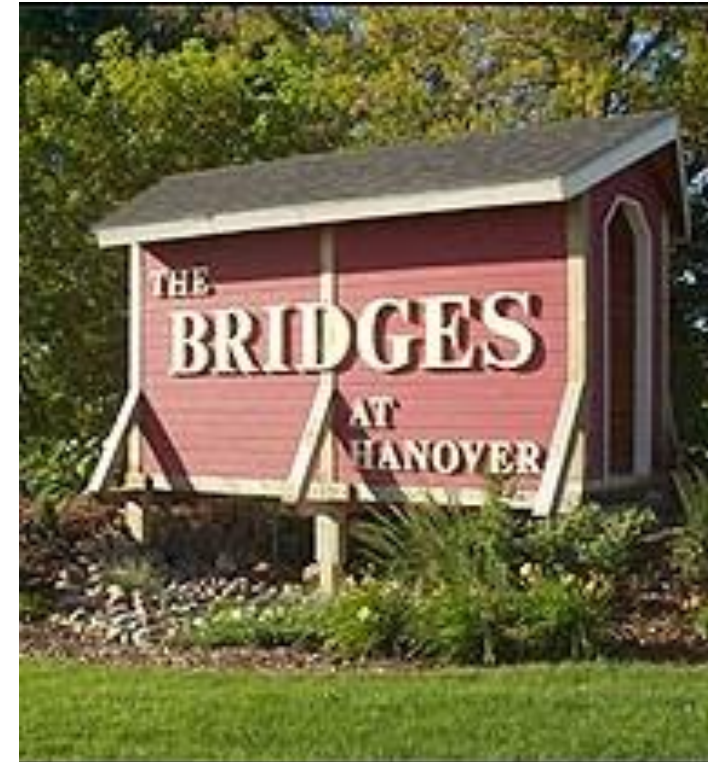
Welcome

- Please turn off or silence cell phones!
- Be respectful



Agenda

- Welcome
- Agenda
- What is an HOA?
 - Covenants
- 2022 Accomplishments
- Budget Review
- Goals
- Events
- Open Forum

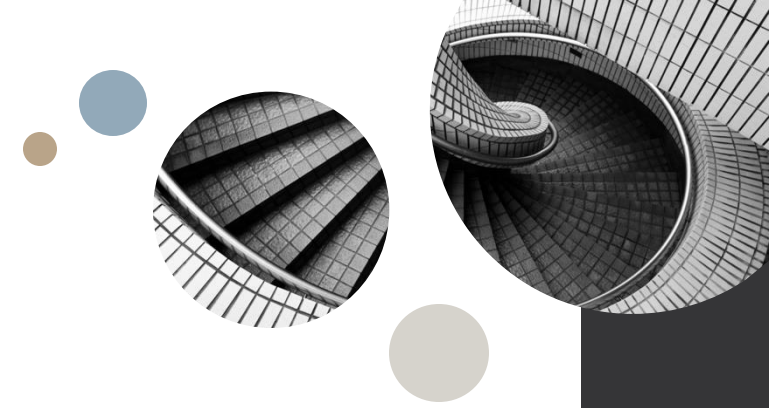


What is an HOA?

- The HOA maintains and enhances property values through enforcing covenants and maintenance of common areas
- Non-profit
- All owners are members
- Bylaws lay out how the HOA operates
- Board of Directors manage the HOA
- *Board members are volunteers*

Duties Include:

- **Common area upkeep**
- **Collection of dues**
- **Create & Maintain a budget**
- **Secure insurance**
- **Enforce covenants**
- **Neighborhood improvements**

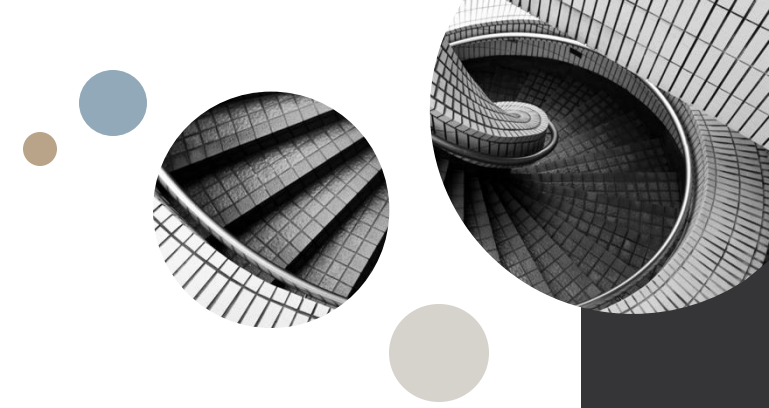


Covenants

- Covenants are guidelines to maintain our community and preserve property values

Including:

- Landscaping
- Building/Additions
- Seasonal Parking
- Storage
- Livestock
- Fences
- Decks
- Sheds



2022 Accomplishments

Bridges

- Replaced exterior decking and railing on Green bridge
- Painted Exterior of bridges and entrance sign
- Repair/Replace trim boards



Grounds

- Mowing
- Fertilizing
- Trimming
- Path Signs



Other

- Converted accounting records to Quickbooks online for easier access to records.



Board of Directors



Nick
President

Heidi
Vice President

Angela
Secretary

Heather
Treasurer

Steve
Board Member

Jason
Board Member

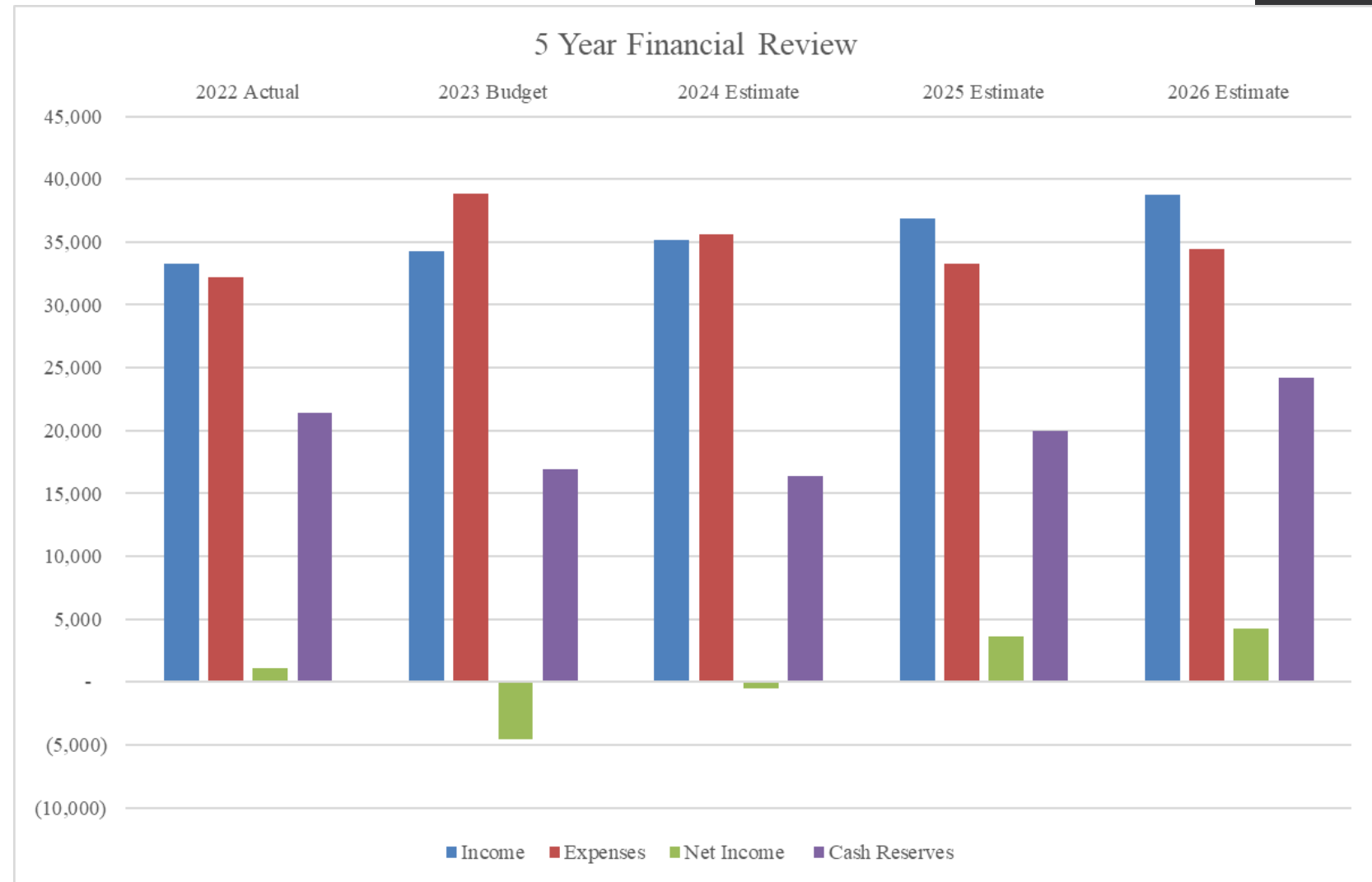




Budget Review

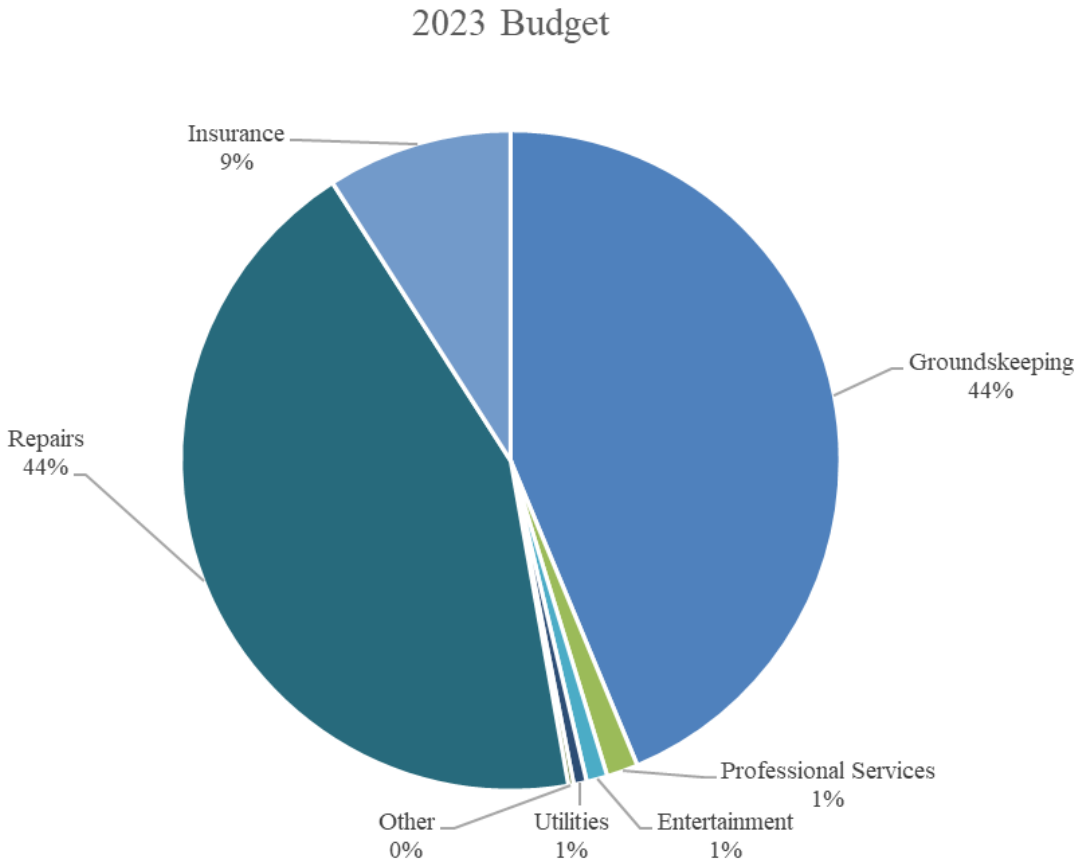
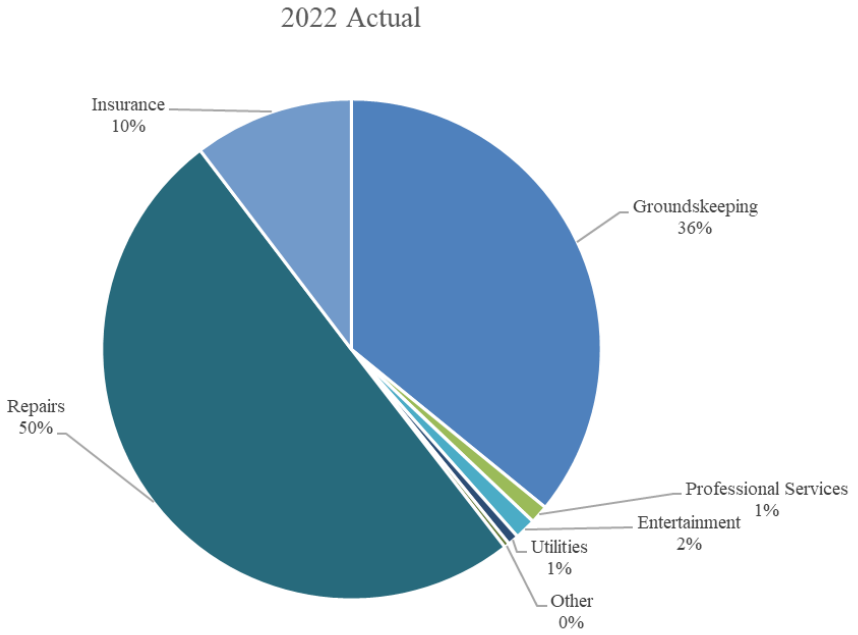
Let's dive in

**Budget –
Dues
increased
to \$485
annually
in 2023**



	2022 Actual	2023 Budget	2024 Estimate	2025 Estimate	2026 Estimate
Income	33,319	34,314	35,125	36,881	38,725
Expenses	32,178	38,883	35,610	33,285	34,487
Net Income	1,141	(4,569)	(485)	3,596	4,238
Cash Reserves	21,459	16,890	16,405	20,001	24,240

Where do your dues go?



Goals for 2023

Bridges

- Stain trim, railings & buttresses on all bridges



Grounds

- Mowing
- Fertilizing
- Trimming
- Drought repair
- Re-evaluate lawn vendor

Website Updates

- Member Directory
- Events Calendar - Complete



2023 Events

Clean-up Day

- Date TBD

National Night Out

- Tuesday August 1st

Other Events

- TBD



Conclusion

Thank you for your time and contribution!

HOA Board of Directors

bridges@bridgesathanover.com

