

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

February 21, 2024 7:30pm Meeting held at Hanover Historical Society

Members Present: Nick Brinkhoff (President) Heidi Burke (Vice President) Heather Pribyl (Treasurer), Angela Pittman (Secretary) Ryan Blake, Steve Hazelrigg, Joelle Olson

**I. Budget Review**

- 4 households have not paid the 2023 dues and collection notices have been sent out.
- 2023 Budget review has a new breakdown of groundskeeping services by category.
- 2024 Budget reflects a \$15 increase in dues from \$485 to \$500. Board will finalize a decision on dues at the next meeting prior to mailing invoices.
- Heather discussed several issues we are having with our current accountant. She has spent hours reaching out to them and not getting favorable response time or answers. She has looked into the online software program called PayHOA. This is an online service management software which can pay invoices online, submit architectural requests, send out violations, report violations, keep record of homeowners, as well as be the main communication source to HOA members. Cost is \$89/month.
- If the Board decides to fire our current accountant, we need to find someone to file our tax return. Nick and Heather both have leads on people who can do them for less money than we currently pay.
- Instructions for homeowners on how to join PayHOA will be given at the annual meeting and also will be included in the annual invoice dues letter.
- A motion was made to fire Becker and Associates from all accounting duties. Motion passed unanimously.
- A motion was made to start using PayHOA for all invoices, payments, accounting, and clerical options. Motion passed unanimously.
- Discussion was held around looking into a new bank which offers a Certificate of Deposit(CD) with higher interest rates than just keeping all monies in a checking account. Board will consider this after the summer months, which require more payments than the fall/winter. It was discussed to possibly move some money to a CD during those lower payment months to gain more interest.

**II. Architectural Committee**

- Nothing to report

**III. Grounds Maintenance**

- A few maple trees along Settlers Lane aren't doing well. If they don't bud this spring, Ryan will take them down. Board does not plan to replace them in the event of removal.
- Lawn Contract with B's Lawn and Landscape is signed for 2024.
- South entrance boulevard is still in need of clean up. Steve and Angela had met with B's Lawn last spring and requested a quote for redoing that area. No response was ever had. Ryan offered to spearhead this and look into options of how to improve it. He will come with some options by the next board meeting or annual meeting.
- Clean up day is set for April 20, 2024
- The brush under the bridges needs to be cleaned up. Discussion was had about asking the City of Hanover Maintenance Department if they would be interested in doing this work.
- Path Maintenance will be looked at later in the spring to determine if any is needed.

**IV. Covenants and Bylaws**

- Discussion held about contacting an attorney to see what we can do about the violations of bylaws. Board would also like to look into steps needed to amend some of the covenants and bylaws.

- Board will send another reminder letter to all homeowners about our neighborhood covenants and bylaws. This should go out in spring.
- Angela will craft another letter to send to the Ericson residence about compliance of commercial vehicles and equipment being stored on property.

#### **V. Events Planning**

- Annual Meeting will be held Thursday, April 18, 2024 at 7:00pm at the Hanover Historical Society Board will have plans to present for south entrance revamp, budget review, PayHOA review, update on accountant, as well as an open board seat.
- Annual meeting letter notice needs to be out by March 18, 2024
- National Night Out: Tuesday, August 6, 2024

**Next Meeting date:** Thursday, March 21 at 7:30pm Hanover Historical Society