

Bridges at Hanover
Homeowners Association Board
Meeting Minutes

March 7, 2023 7:30pm Meeting held at Nick Brinkhoff's Residence

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

I. Budget and Finances

- Increase dues to 4% for a total of \$495 for 2023. Steve made a motion for a 4% increase in dues. Heidi seconded the motion. Motion passed.
- 2023 Budget will be created by Heather and will be ready to present for the annual meeting.

II. Architectural Committee

No report

III. Grounds Maintenance

- B's Lawn and Landscape Contract: They did not return calls back for info and pricing on new quotes to renew contract. Nick will contact them to terminate the contract.
- Steve is going to contact Liberty Lawn Care and Community Lawn Care for final quote for 2023.
 - Clarify the weed/feed amount on both companies.
- Bridge Painting: Stain work will be done this summer on the bridges. Semi Solid stain was suggested by the painter doing the work. Only the railings and buttresses will be stained. The deck boards will not need to be stained. Total cost for all the bridge stain is \$3,200.
- ACTION ITEM in SPRING: Discussion was had on cleaning up the south entrance and the boulevard. Ideas included tearing out the root growth, evergreens, and filling in with river rock.
- ACTION ITEM in SPRING: A post needs replacing along the split rail fence along the river. An adjacent homeowner repaired one prior and will be asked if they are willing to do so again with reimbursement.

IV. Covenant and Bylaws

- Commercial equipment in driveways: One household received an additional letter about noncompliance. Jason reached out to the homeowner and had a discussion. Board is giving homeowner until spring to clean up items.
- Need written complaints from neighbors documenting the items they see needing compliance from fellow neighbors.
- Compile a slide for the annual meeting to include specific items the board wants to remind homeowners of in the by-laws and covenants.
- Reminders of the covenant and bylaws will be added to the annual meeting letter.

V. Events

- National Night Out – Tuesday, August 1, 2023
- Ideas: Sundae Bar

Next meeting date: No Board meeting date was set.

Annual Meeting: Tuesday, April 25, 2023 7:00pm at the Hanover Historical Society