

# ***Bridges at Hanover Homeowners Association Annual Meeting Minutes***

April 22, 2025 7:00pm Meeting held at Hanover Historical Society

## **I. Welcome**

11 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 and Financial Highlights**

With the implementation of PayHOA, the board cancelled the bookkeeping services from another agency. Banking accounts were changed from Wells Fargo to Old National Bank. During the winter months, excess cash was invested into a Certificate of Deposit where it could earn higher interest.

Please refer to the Annual Meeting power point link for specific graphs outlining costs/budget projected in the next years. Those can be found at <https://bridgesathanover.com/>

Dues will not increase for 2025 and will stay at \$485. Invoices will be sent out via PayHOA for all household with email addresses and mailed invoices for others.

## **V. 2024 Accomplishments and 2025 Goals**

- Removed and replaced the rock and mulch at both entrances. New solar lights were also installed.
- Annual removal of weeds and trash.
- Board sponsored a car trunk at the Volante Senior Living Trunk or Treat event
- Implemented PayHOA and cancelled bookkeeping services.
- Changed bank accounts to Old National Bank

### **2025 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. In addition, we would like to create a violation policy.

The paper boxes and mailbox posts need staining, fixing or replacing. Board will be looking into options for those over the summer.

The lawn mowing contract with B's Lawn and Landscape will need to be renewed this spring.

Repaving or repairing trails may be considered this year also.

## **VI. Events**

Clean Up Day: The items needed to be done will be posted online in a Sign Up Genius format.

National Night Out: Board opted not to host one in 2024. 2025 is TBD.

## **VII. City Council Update**

Neighbor and Council Member Gretchen Barrett gave an update on the city happenings. Roundabout construction will take place throughout the summer and is slated to be finished by the end of September 2025. A new market, The Crow River Market, will be starting at the Hanover Elementary School on Saturdays this spring and summer. Our development is next in line for repavement, but no details on timeline. A new buyer is stepping up trying to secure the purchase and reopening of a restaurant at the former Hilltop location.

## **VIII. Questions/Comments/Concerns**

The board is looking for new neighbors to step forward and take their turn serving our neighborhood.

Commitment is about 4-5 meetings a year.