

Bridges at Hanover
Homeowners Association Board
Meeting Minutes

February 27, 2025 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

1. Budget Review

- 1 household is not paid on dues. Late fees and additional notices have been sent out via email and paper copy over the last months.
- Bank has changed over to Old National Bank
- Moved \$30,000 to a Certificate of Deposit at Old National Bank in November which has been earning 4% interest. It is a 5 month CD that matures at the beginning of April.
- Annual dues will not increase for the 2025 year.
- Tax return can be done through PayHOA and costs \$400.

2. Maintenance

- Heidi will reach out to B's Lawn and Landscape to check on renewal of contract.
- Path seal coating will be held off on until the board is able to check them out later this spring.
- True Green has sent a new list of services for 2025. Weed control was included in that. We need to check on what that entails as it's not something we have been charged for in the past.
- Heather checked with Community Lawn Care for quotes on fertilizer applications.
- Heidi will check with Tom Gleason on mailbox repairs. We will hire neighborhood kids to paint and stain them during the summer.

3. Covenants and Bylaws

- Attorney is working on looking over all the HOA covenants and bylaws. We received some answers to these initial questions:
 1. What actions can we take with dues not paid?
 2. What actions can we take for non-compliance?
- Board agreed to have the attorney draft a letter to be written to a non compliant household.
- Attorney will work with Board to rewrite bylaws and take out non relevant info.

4. Events

- National Night Out will be held in August.

5. Website/Facebook

- Heidi will make Facebook posts about the upcoming Annual Meeting and that new Board Members are being sought.

Next meeting date: April 22, 2025 7:00pm Annual Meeting held at Hanover Historical Society.