

Bridges at Hanover
Homeowners Association Board
Meeting Minutes

September 7, 2025 8:00pm Meeting held at Hanover Historical Society

Members Present: Heidi Burke (Vice President) Heather Pribyl (Treasurer), Angela Pittman (Secretary), Ryan Blake, Joelle Olson, Sara Cooper, Nick Cooper, Chris Hince, Nick Brinkhoff

1. Budget and Finance Review

- 4 households are not paid on dues. Late fees and additional notices have been sent out via email and paper copy over the last months.
- B's Lawn Care cleaned up the overgrowth area around and under the bridges and along the path. Project cost was \$6500.
- A new Minnesota law was passed in May that HOA's are required to have a fee/payment schedule created and published.
- Heather will roll \$25,000 into another Certificate of Deposit for the next five months.

2. Maintenance

- Brush cleaned up under and around bridges by B's Lawn Care.

3. Covenants and Bylaws

- Attorney has looked over the covenants and bylaws. The by laws can be cleaned up by the board without attorney assistance.
- Board will look into a fee schedule for the new law that passed for HOA to have a published fee/payment schedule. It was suggested to reach out to our software company, PayHOA, for examples.
- When creating the fee schedule, board will consider adding a fee for realtors that contact the board for payments and due inquiries upon home purchases.
- Continue to reach out to the City offices with complaints on homeowners not following permits. (unfinished decks)

4. Other Business

- Residents Chris Hince and Sara Cooper joined the meeting to explore the option of joining the board.
- Motion made by Heidi Burke and seconded by Joelle Olson to approve Chris Hince as a board member and the new president. Motion passed.
- Motion made by Heidi Burke and seconded by Angela Pittman to approve Sara Cooper as a board member at large. Motion passed.

5. Next Actions

- Check with PayHOA and Chat Gpt for sample fee/payment schedules.
- Convert bylaws to Word document from a PDF so it can become searchable.
- Heidi will follow up with the city on expired permits for questionable homeowners.

Next meeting date: December 3, 2025 at 7:00pm Annual Meeting held at Hanover Historical Society.