

Bridges at Hanover Homeowners Association Annual Meeting Minutes

April 30, 2026 7:00pm Meeting held at Hanover Historical Society

I. Welcome

10 homeowners were in attendance. Board members present: Chris Hince, Heidi Burke, Heather Prybil, Angela Pittman, Ryan Blake, Joelle Olson, Sara Cooper

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

Heather Prybil gave a review of the HOA's financial status. There is currently \$21,000 in the checking account. The board started investing excess cash in a CD over a year ago. That has been a positive investment. The board tries to hold a reserve of around \$40,000. There is one household that has been outstanding for a few years. The majority of the budget goes towards groundskeeping. Projects for 2026 is to upkeep the pumphouse. This cost is going to be split evenly between the townhome association and our association. Robert Braden, neighborhood resident, will be doing the work.

Dues increase for 2026 is \$500. Invoices will be sent out via PayHOA for all households with email addresses and mailed invoices for others.

V. 2025 Accomplishments and 2026 Goals and Improvements

- Removed and replaced the rock and mulch at both entrances. New solar lights were also installed.
- Annual removal of weeds and trash.
- Pumphouse improvements will include replacing new boards and painting. Cost split between Bridges HOA and Townhome HOA.

VI. By-laws and Covenants Amendment

Over the past year the Board has been revising and editing the current covenants, bylaws, neighborhood guidelines and amendments. All of the documents have been consolidated into 2 documents that are in digital format. These can be found on the neighborhood website as well as PayHOA. The bylaws are meant for the Board as governing documents and the covenants are for homeowners. When violations arise, the current covenants did not allow for the board to take any action on homeowners other than being able to put a lien on the home.

Proposal was made that the Board can implement a fee schedule for violations. This is common among many HOA's. The violation infraction will follow these steps:

1. Homeowner will be alerted of the violation with a letter that gives 30 days notice to fix the violation.

2. After 30 days' notice, if the violation has not been improved, a \$75 fee will be added.
3. For each consecutive month that the violation is not fixed, there would be a continued \$75 fee added.

The Board has learned in the past year that there is legislation that is being worked on at the state level that will require HOA's to have a fee schedule to support violations. The Board will be sending out a notice to all homeowners with the guidelines all households should be following as a reminder.

Upon discussion with those in attendance a motion was made, seconded and passed unanimously.

VII. 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 2025 due to lack of participation and only children coming which in turn makes the Board responsible for supervision of them. 2026 is TBD. Anyone is welcome to host or plan this event!

VIII. Open Forum Discussion

A question was asked about e-bikes and the safety of them on the paths in the neighborhood.
Discussion held with no action taken.

The Rudie family has adopted the Bridges park as part of the Hanover Parks and Rec Departments "Adopt a Park" program. They will upkeep weeds and alert the city on any needs at the park. Feel free to help with upkeep as needed as neighbors also.