

**Bridgewater Estates HOA
Minutes of the Eighth Annual Meeting
East Valley Middle School**

April 24, 2012

President Mary Hanrahan called the meeting of Bridgewater Estates Home Owners Association (HOA) to order at 7:05 p.m. She proceeded to introduce herself and welcome everyone. Current Board Members at the meeting were asked to stand and introduce themselves, which included Christina Arnold (Vice President), Dennis Eggleston, Wayne Lansford, Hubert Osborne (Treasurer) and Jerry Smith. Jim Arslanian was absent and has resigned from the Board.

Mr. Lansford moved that the minutes from the last annual meeting be approved as submitted. Motion seconded and carried.

Mr. Osborne read the financial report and asked if there were any questions. He stated that the HOA had a balance of \$27,687.61 as of March 1, 2012, which included checking (\$15,761.62), CD (\$11,873.30) and savings (\$52.69) accounts. He stated that the HOA had paid legal fees to file liens for homeowners in arrears for their dues this past year. Mr. Eggleston made a motion to approve the treasurer's report as submitted. Motion seconded and carried.

A discussion of the 2012-13 budget followed. Expenditures \$12,620 were presented. A question of adding another playground structure to the city park was discussed. Mr. Smith spoke with a representative of Royal Meadows HOA and they stated they may be able to contribute but will decide later in the year.

Ms. Hanrahan had a discussion with Blue Ribbon the current landscape company about the condition of the entrance off Happy Valley. In the past several years shrubs have died and not been replaced. Regina Harris volunteered to head the landscape project. Diane Smith made a motion to spend up to \$1,000 in addition to the general improvements needed. Motion was seconded and carried.

One of the homeowners asked for improvements to the CC&Rs to have penalties for infractions enforcement. Ms. Hanrahan has spoken with an attorney about this. Without reviewing the current CC&Rs, the attorney thought it would be about 6-10 hours of work. He charges \$200 per hour. It was brought up to have the CC&Rs changed sixty-seven (67) percent of the homeowners are needed to pass any changes. Mr. Lansford stated that the Board talked about this at great length at other meetings.

A discussion of hiring a management company came up. Mr. Smith stated that it would cost a lot of money and said that Royal Meadows pays about \$6,000 to \$7,000 a year for two monthly inspections. A homeowner asked about the major infractions (trashcans, cars/trailers parked on the streets and trailers not behind fences). Mr. Osborne stated that anyone could call the Nampa police on their non-emergency number with issues.

Another homeowner asked what could be done when yards are not maintained when the home is in foreclosure. They were told to call Nampa Code Enforcement. They will come out, inspect the property and hire a company to clean the yard if out of compliance with city code at the property owner's expense.

There was a discussion about a \$100 rebate. Ms. Hanrahan announced that there would be two unannounced inspections. She would follow-up with a letter to all out of compliance giving them time to correct the infraction prior to issuing the rebate.

A question came up about the colors of the homes being repainted. Ms. Hanrahan stated that there is an Architectural Committee that must review the color/s prior to the starting the process. She stated the colors are to be neutral. Mr. Tona asked if he could represent the homeowners. It was agreed that if his company was doing the job, he would represent the homeowner by bring samples of the color/s to Ms. Hanrahan who would share them with the committee.

Election of Board Members: all current Board Members stood up in front, reintroduced themselves, and stated whether they would run again. Ms. Smith nominated Fred Harris for the Board. It was stated that meetings are usually monthly if needed lasting up to two hours. She made a motion that the current board be retained with the new member. Motion seconded and carried.

There was a reminder to the attendees to make sure tree branches and shrubs are not hanging over the sidewalk making it difficult for walkers.

No other business was brought up.

A motion was made by Sally Eggleston and seconded to adjourn the meeting at 8:00 p.m. Motion carried.