

Bridgewood Manor HOA Owners Meeting Minutes

Date: June 5th, 2024

Time: 6:00 PM

Location: Clearfield Library Auditorium

Board Members Present:

- Alene Stringham
- Sheri Dubiner
- Maranda Miller

Others Present:

- Brenda Wagstaff (Welch Randall Real Estate)
 - 10 Owners (in person)
 - 5 Owners (via Zoom)
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1. Call to Order:

- The meeting was called to order at 6:00 PM.

2. Financial Report:

- Brenda Wagstaff presented the financials.
- Discussion on the board's proposed \$25 dues increase.
- Owners unanimously recommended a \$40 increase instead to better address financial needs.
- Decision: Monthly dues will increase by \$40 starting August 1, 2024.

3. Owner Participation in Amendments:

- Discussion on the lack of participation in voting on the amendment sent out three times over the past four years.
- Decision: To hold an in-person meeting for discussion and voting on the amendment. The meeting will also be broadcast via Zoom. Date TBD.

4. Property Conditions and Concerns:

- Current condition of the park, balconies, trees, and other property concerns were discussed.
- Recent decision to install a panel blocking park access due to vandalism.
- Solar lighting has been added to buildings to reduce vandalism.
- Discussion on installing cameras around the property.

- A survey will be conducted for ideas on improving the park.

5. Park Area Proposals:

- Ideas to remove all fencing around the park to make it an open area, except for fencing the old pool shed that houses the sprinkler box and breaker.

6. Tenant Violations:

- Need for owner involvement in managing tenant rule violations.
- Ongoing inspections to ensure cleanliness and adherence to no-smoking rules.

7. Board Membership:

- Melanie Mitchell was nominated and voted in as a new board member.

8. Additional Discussions:

- Unexpected cost of replacing a fire hydrant in 2023.
- Homeowners can replace their own balconies by submitting an architectural review request.
- All HOA documents are available at [Bridgewood Manor HOA Documents](#).

9. Adjournment:

- The meeting was adjourned at approximately 7:30 PM.
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Next Steps:

- Schedule the in-person meeting for amendment discussion and voting.
- Conduct a survey for park improvement ideas.
- Explore options for installing security cameras around the property.