



Board Minutes for the January 9, 2017 Annual Meeting
Clardy Elementary School Cafeteria 7pm

Welcome/Opening: Meeting started at 7:02pm Jason White, President

Approve minutes from Jan. 11, 2016 annual meeting

Agenda Review

President Presentation: (Jason White)

Year in Review

1. We continue to catch up financially and set up solid plans for future
2. 5 Year Plan adopted by the board to be revived yearly
3. The tremendous amount of work done on the board member volunteers, 5 Year planning committee and neighbor volunteers speaks well for the health of the neighborhood.

Key Accomplishments:

1. Increase in communications-new Bridge Pointe website, Facebook, email and newsletters
2. 5 Year Plan developed to be updated yearly
3. Key Fobs at pool went smoothly
4. New Pump/Filter worked well and saved water
5. Reserves/Cash, allowed for fall painting and repair of pool
6. 2017 looks to be first year to significantly increase reserves for large projects/maintenance on horizon

New Neighbors

We welcomed 18 new families moved into Bridge Pointe this year.

1. Tony and Erika Costes 1601 NE 82nd Ter
2. Billy and Neele Lichner 1504 NE 82nd Ter
3. Chris and Amber Webster 8334 N. Highland
4. Josh and Tatiana Altena 1501 NE 82nd Ter
5. Craig and Heidi Knaak 109 NE 82nd Ter
6. Joel and Noelle Kitzman 8249 N. Wane Ct
7. Randy and Lorrae Groff 8305 N. Flora
8. Mark and Carrie Depetre 1934 NE 83rd St
9. Greg and Heather Olmstead 8341 N. Flora
10. Logan and Kristin Anderson 8337 N. Highland
11. Cameron and Nicole Pennington 1426 NE 83rd St
12. Jimmy and Trisha Davis 1608 NE 83rd St
13. Grace and Pius Orji 8242 N. Flora
14. Russ and Samantha Oswald 1705 NE 82nd Ter
15. Kenan and Erna Karaga 8260 N. Woodland
16. Michelle Burkes 8302 N. Highland
17. Dennis and Alycia Woodman 8313 N. Highland
18. David and Maggie Lindell 8233 N. Flora

Vice President Presentation (Chad Brantley)

Neighborhood Activities and volunteers to make them happen, please contact a board member if willing to volunteer to help with an event or to be a coordinator.

Coordinator Needs

- Garage Sale
- Egg Hunt
- Website pics/articles/happenings

Volunteer Needs

- Garage Sale Signs
- Dumpster Day
- Painting of Pump House Bathrooms
- Pool Closing lockup (weekly)

TGIF social hours, Garage Sales, Independence Day Parade, Welcome Wagon, Flags in Neighborhood, Pool Party,

Octoberfest, Shuffleboard Tournament, Dumpster Day's, Easter Egg Hunt, BBQ contest, Newsletter, Email news, Website

Calendar to be set by mid-February 2017-please contact a board member with any new activity ideas or to volunteer.

Treasurer Presentation (Joanne Link)

2016 P&L, Reserves (see attachment)

As of 12-31-2016

Checking = \$1,534.66

Money Market/Reserves = \$12,398.24

Money added to reserves in 2016 = \$10,700

Deductions to reserves – painting of pool = \$8,462

2016

Income = \$68,087.60

Expenses = \$62,843.65

Activities = \$1,504.71

Landscaping = \$9,010.56

Pool = \$3,7745.11

Utilities = \$8,335.16

Misc. = \$6,248.11

CASH ON HAND: (as of 12-31-16) \$ 1,534.66 (Checking)

- Reserves: \$12,398.24
- Reserves add for 2016 = \$5,299.00 (-negative net income last year)

2017 Budget Projections (see attachment)

Pool Update (Matt Ryan)

Repairs, maintenance, upgrades, year in review

- Paint – restrooms
- New "Rules" Sign
- Shade on pergola
- Plumbing repaired
- Auto Light switches
- New Timer for parking lot lights
- New LED lighting
- New Key Fob system
- New Pump/Filter
- Painting/tile repair/skimers done this fall on pools
- Wifi/internet
- Termite Treatment

2017 Repair/Upkeep List

- Chair Replacement
- Staining of pergola in fall
- Step Painting on entrance
- Finish painting restrooms/Doors
- Safety equipment and city requirements
- Continue looking at screen repair options

Landscaping Update (Bob Hiatt)

Entry sign, contract, trees, projects

Projects completed in 2016

- Bushes/Area on NE side of pool
- Entry sign lighting and wiring
- New Contract on maintenance
- Trees and Limbs Removed by Pool
- North Wayne entrance sign painted

Projects scheduled for 2017

- Grass Plants behind pool parking lot
- Sealing of retaining wall on North Wayne
- Tops of posts at main entrance to be painted
- Drainage concerns behind pump house

Architecture/Compliance (Jeff Lee)

Larry Hanson Good Neighbor Award-Awarded to Brian McCrary

Nominations and Elections of new Board Members: APPROVED by majority vote

Vice President – Christy Smith

Architecture – Terry Crawford

New Business from floor

- Vada Shields would like to organize a CPR/First Aid class for neighbors to attend
- Mary Jacobee would like to begin/host a focus group for the neighborhood.

Questions/Concerns from the Floor

- Jeff Slayer is concerned about the recent 15% increase in dues. He is asking about the possibility for a cap to be put on amount of dues the neighborhood is allowed to collect by changing the by-laws. (Ken Nelson confirmed the HOA by-laws and reminded the floor that they can elect a new board in light of dues increases, but the board does have the power to increase the HOA dues by 15% yearly)
- Concern about the board's power to increase the dues by 15% each year (if necessary) without a neighborhood vote.
- Concerned about the timeline on when it will be decided on a dues increase for 2017. (board confirmed that this year's dues increase for 2016 was decided on in June 2016 and communicated to the neighborhood and would follow a similar timeline for 2017)
- Irene Siedler had concerns about the reasons behind the dues increase and wanted clear information given about the reasons behind the dues increase when/if they should occur in 2017. (board confirmed that neighborhood letters, additional meetings and increased communication will and have occurred in regards to the 2016 dues increase and the same consideration for communication will occur in 2017)
- Clarification requested on 'cash on hand' vs 'reserves' in the financial statements. (Cash on hand is kept in the NASB checking account and the reserves are kept in the money market account)
- Clarification about the amount of reserves projected for 2017. (\$28,000 is the amount budgeted to go to reserves in 2017)
- Larger reserves led to concerns about the oversight of the funds. (board confirms future need for monthly audits and other safeguards for protecting HOA funds)
- Concerns about the wall located at the pool (with funds budgeted for 2017 the board will research more options in replacing/repairing the wall)
- Concerns about the N. Wayne wall and dying Ash trees confirms more of the need for reserving for the future.
- Jason White, HOA President confirmed the boards responsibility to be good stewards of the money and reminded the floor that the increases impact the board members also. The dues increases have been done on a since of urgency and now with a clear steady path (5 year plan to be updated yearly) that includes plans to reserve our neighborhood is headed in the right direction.

Drawings for gift cards and 50/50 raffle

Conclude