

Bridgerland Village HOA Board Meeting  
August 15, 2024  
Zoom Meeting

Attending: Dave Wittner, Gary Knighton, Martell Menlove, David Swartz, Bruce Jensen, Becky Jensen, Tony Hutson

Meeting called to order at 7:02 p.m.

Dave showed a slide of our financial report prepared by Tiffany. Indicated estimate for Mag Water was a little under so it will have to be increased by 10-15% for next year.

Construction: Only one new construction permit has been requested on Juniper Drive. Travis has requested his refund on construction completion. Martell was concerned about new construction on Lakeview being on the property line. As far as we know, Dan K. approved the location. Dave will check on it tomorrow. Martell had a question about dirt pile on Juniper drive. Tony said the member requested permission to push the dirt across the road and it was given.

Dave stated the minutes for the annual HOA meeting in June were sent out by Becky. He will post them and any changes will be considered.

Roads: Tony talked about road conditions: The 'water project' damaged roads and it has been repaired and paid for. The other box has been moved and Tony will fix the road and the washout on Lakeview by Dave's place. Tony is already gearing up for snow.

Member changes: G36 has been sold to Crosby's who also own lots on Cottonwood.

Martell: Craig Cross has issue with set backs and did not meet city requirements. He was concerned our requirements were different, but Dave W. said the HOA's are the same as the city requirements. Any side road has a 20 foot easement.

#### Rules and Regulations:

- Gary had an issue with debris. Based on language, he feels none of the lots meet the requirements. Dave stated 'unnatural debris' is prohibited but natural debris is not. Change was made to wording.
- Gary had concerns with 'firearms' paragraph. He looked up Garden City code and suggested we follow the wording in their document. Are air guns/pellets guns allowed? Changed wording to mention 'as defined by Garden City'. What about cross bows? Dave will check into it. He also mention we can make changes and notify members and allow for feedback.
- Discussed increase in fines and addition of electronic notice. Dave is concerned on collection of fines. David stated he is not fond of fines but he suggested it might be better to send notice by certified mail. Wording was changed and all in attendance agreed.
- Discussed quiet hours were changed to match Garden City.
- Changed construction size to match Garden City requirements.
- Discussed 'single family dwelling' paragraph changes. This matches TMAC fines assessed. Dave stated the hearing happened and they continue to deny allegations HOA disagrees and the fines have been assessed. No communication from them has been received since the hearing. They had a lawyer present but we did not.

- Discussed each member should provide phone or email.
- Discussed home business changes and equipment needs.
- Tony had concern about violations like guns and parking should not be given a 48 hr notice, it should be immediate. Dave will talk with Dan Larsen about changes in this area. Becky brought up issue with piles of dirt blocking roads. Tony has had a discussion with the violator about the piles of dirt in the ditch. He will have another discussion with them.
- Fine amount were discussed. David suggested \$100 might be excessive. Tony stated \$100 will get their attention, otherwise they will just pay the small fee and continue the violation.
- All other changes were accepted without much discussion and additional changes.

Dave made a motion to accept the document (without formatting showing) and post on the web site for review. Tony stated the board has met the standard by giving members the opportunity to join this meeting and give feedback. Martell seconded and all approved.

Action item: Waiting for feedback on minutes from any members before being approved.

Dave received a call from Don Webb and family whom are renting a cabin and running the Adventure Park business. Some of their employees reside at the Adventure Park and additional family members stay at the cabin. This is not considered 'short term rental' and differs from the situation with TMAC. All were agreeable with the situation for the Adventure Park renting.

Dixie Wilson called Dave and wanted to know how the short term rental is being enforced. Dave explained no immediate enforcement is policed by the HOA but instead he contacts the city to enforce it. He thought it was unusual and wondered if the board had any input. Tony suggested they might have lots they are selling and may want to advertise 'short term' rentals. Or TMAC/Zipps have contacted her for backup on their situation.

Tony noticed the pipe being installed for water lines. Martell stated the city council has been given an October 1 completion date.

Dave reviewed actions items.

Dave motioned to adjourn. David S. 2<sup>nd</sup>. Meeting ended at 8:00 p.m.