

Bridger Land Village--Annual HOA Meeting Minutes

Saturday, June 8, 2019

Draft Minutes

The meeting was held Saturday, June 8, 2019 in Garden City Town Complex in the Mountain View room. Attendees signed in and enjoyed lunch together. Tom Kuhlman called the meeting to order at 1:00 pm. Minutes were taken by Tracy Williams.

1. Approval of 2018 annual meeting minutes

Tom Kuhlman called for a review of the minutes and an approval. Bruce Jensen motioned for approval of the minutes and Linda Kotter seconded the motion. The minutes were approved by those in attendance.

2. Department of Natural Resources Report

Blaine Hamp and Ken Theis gave an overview of their efforts in the Hodges Canyon and Garden City Canyons to clear overhanging branches, limbs, and trees and put them into piles for their chipper to come and chip and spread the chips. They also did an inspection of the Bridgerland Village development for our needs and said they would be coming around the next couple of weeks and chip the branches and limbs that are currently piled along the roads. They may also with time allowing clear some of our roadways of dead limbs and overhanging branches. They said they would try to come back in the fall again if time and resources permitted.

Ken will make available an in-kind tracking form for the hours we spend in clearing our properties of hazardous fire materials. Tracy will work with Dave Wittner to put the form on our Bridgerland HOA website.

3. Financial Report

Tiffany Wahlberg was excused from the meeting, but she sent the Profit and Loss Statement and the Balance Sheet for review. Tracy Williams, the HOA secretary, reviewed the two statements with those in attendance. Income for the year 2018-2019 came from two main sources: homeowner's dues: \$66,495 and Construction fees: \$3,000. The expenses this year were \$52,478. The net income was \$18,349.

A question was asked about monies collected through the Collection Agency the HOA engaged. Tiffany stated that the Collection Agency was able to collect on one delinquent account and we received half of the delinquent account per the agreement with the Collection Agency, in the amount of \$1,700.

The HOA board is going to make efforts to contact the few remaining delinquent parties and determine what other avenues we have to collect the outstanding dues.

4. Roads and Snow Removal

Three culverts were installed on Lakeview Drive. Tom Kuhlman said it greatly improved the road conditions this past spring on Lakeview Drive. Another culvert was cleared and improved upon

on the corner of Chokecherry and Mahogany Drives. Dan Kurek said it really improved the flow of spring runoff. The road grading and mag water costs were less this past year than in previous years. Mag water is put on the heavily traveled roads. The grading this spring should happen next week. The mag water is to be applied June 19.

HOA members shared a few other possible locations that need attention – Lot 7 & 8 on Chokecherry; Lakeview Drive north of Rick Reizer (sp). Deepen ditch on South of Lakeview Drive, water is going between Stewarts and Schwitzers.

Snow removal!: Tony Hutson did a phenomenal job this year and received an ovation from the HOA members in attendance. Tony reported that between November 23 to March 24 he had 56 snowplow events. 258 grader hours and 150 truck plow hours. He had two wind driven snow events, each one was a 24-hour effort. If he had billed the HOA on hourly billing rate it would have cost \$46,000. He said, “you should congratulate your president for negotiating a good contract.”

A discussion was had about the challenge of people parking on the roads during the winter and it caused Tony significant additional hours in clearing snow

5. By-laws and CC&R's

It was discussed at length as to how to enforce the parking violations. Some ideas were to post more signs along roadways reminding of “No Parking” on the roadways; Advertise on the internet. One HOA member suggested changing the by-laws to allow rentals since it seems difficult to enforce those parties who are not abiding by the by-laws. He said then maybe Garden City could enforce the parking on the roadways. Dan Kurek suggested we ask the enforcement officer of Garden City to come up and enforce parking infractions. That brought on a lengthy discussion on the pros and cons of changing the by-laws to allow rentals. It was put to a vote as to whether we should allow rentals or not and the majority voted against changing the by-laws to allow rentals.

Discussion was had about weed control and especially thistles. A few people mentioned that the county has sprayed roadways in the past. The board will check with the county. Weed control on owner's property is the responsibility of the property owner.

Asphalt driveways – Tom stated that those putting in asphalt driveways need to ensure that water run-off is going into ditches and any road damage caused by run-off is the responsibility of those with asphalt driveways.

Culverts – The by-laws state that each property owner must have a culvert at the entrance of their driveway or property to ensure the flow of water from properties flows through the culvert into the ditches on the side of the roadway. If a property owner hasn't installed a culvert, they will be contacted and if no action is taken by the homeowner, the HOA board will have a culvert installed and the cost will be assessed to the property owner.

6. Bridgerland Water Company

Ted Wilson shared that he is turning over the reigns of Bridgerland water to Mike and Rob Wilson, his sons, and Tana Henniger, his daughter, will be the bookkeeper. The HOA website will list their phone numbers for contacting them regarding water matters. Rob will be responsible for repairs, Mike will handle the office matters: billings, computerization, etc. They will be allowing us to decide individually if we want to pay electronically or by postcard billing as we have done in the past. They said it will take a couple billings to get it in working order. They asked us to be patient as they are automating the billings.

There will most likely be a rate increase in the future.

Ted said we had three freeze ups this year.

7. Board changes

Jim Torghelle, the vice president, the past two years recently passed away and all in attendance offered their condolences.

Tom asked if anyone wished to serve as president and nobody volunteered. Tom mentioned that Tracy Williams was willing to serve one additional year as secretary. Tom Kuhlman nominated Tracy and Dan Kurek seconded. It was put to a vote and the majority approved. David Swainston nominated Tom Kuhlman to serve another additional year as president. Dave Wittner seconded. A majority approved Tom Kuhlman.

Dan Kurek mentioned that a number of the full-time residents thought it would be beneficial if a full-time resident served as an officer. Two names, Jesse Reeves and Dan Kurek, were nominated to serve as vice president with understanding that they would serve as president the second year of their service. It was put to a vote and the majority voted for Dan Kurek to serve as vice president.

Board members to continue serving were Bruce Jensen, David Swainston. Jesse Reeves was approved to serve as a new board member.

8. Open discussion

No additional matters were discussed.

Tom Kuhlman adjourned the meeting.