

# Bridger Land Village – Annual HOA Meeting Minutes (DRAFT)

Saturday, June 27, 2020 – Garden City Park

## ***Draft Minutes***

The meeting was held Saturday, June 27, 2020 at the Garden City Park and was called to order by President Tom Kuhlman at 1:00 pm. Attendees signed in.

### 1. Approval of 2019 annual meeting minutes

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

### 2. 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, HOA secretary, reviewed the two statements with those in attendance. Income for the year 2019-2020 were from two main sources: homeowners dues \$66, 265 and construction fees \$4,500. Total income was \$71,508.76 The expenses for the year were: \$56,995. The net income was \$14,513.76.

The HOA has \$107,029.28 in checking and savings, and \$10,492.30 in accounts receivable. Total assets are \$162,457.78. Total equity is \$150,707.78.

The amount sent to the collection agency to be collected was \$15,009.53. The amount collected was \$5,984.96. The HOA board made a more diligent effort to collect past due fees this year.

### 3. Roads and snow removal

Ted Wilson widen the roads at the top of Mahogany Drive at his own expense.

Tom Kuhlman reiterated the need to slow down when driving on our roads, especially when pulling boats and other heavy trailers. He recommended a speed of 10 mph. This reduction in speed will help minimize the wash boarding of our roads. Also, side by side vehicles and ATV's need to reduce speed.

Side by side vehicles are coming onto our roads via the Sinks trails and causing quite a disturbance and damage. Signs have been posted in different locations as of the morning of the meeting to discourage non-Bridgerland property owners from coming on the HOA roads.

No new culverts were installed this past year.

The mag water was applied June 24.

**Snow removal:** Tony Hutson did another terrific job of snow removal this past year. Again, he received a round of applause for a job well done. He had 35 snow plowing events; 193 grader hours, and 150 truck hours. The first snow event was Halloween, October 31 and the last was March 25. He mentioned parking on the roads continues to be an issue, especially when he needs to plow the roads. He mentioned that an ambulance – first responder needed to get to a home and they were stuck because somebody parked on the road.

Tony is building a home in Bridgerland, and will be living in Bridgerland full time.

A person asked if Tony should be compensated more and Tony was gracious and said he was fine.

Tony also thanked Dan Kurek for his help on a few occasions using his bulldozer to push back the snowbanks.

### 4. By-laws and CC&R's

It was recommended to add an amendment to the by-laws: "in the event of a future pandemic or other hazardous event to hold electronic meetings." Steve Stowers motioned for approval and Jim Evans seconded the motion. The amendment was put to a vote and it was approved by those in attendance.

### 5. Items added to the website

Dave Wittner and Tracy Williams mentioned items added and taken away from the website to make it easier for HOA members and for others interested in Bridgerland Village to find information. Dave has done a great job managing our website. Dave will make additional changes during the next 30 days.

#### 6. Bridgerland Water Company report

Ted Wilson gave a report. His kids are running the water company. Ted said the water is good and there is currently plenty of water, however, in three years there will be no outside watering allowed. The question was asked "how do you treat the water?" He answered, "it is not treated water, it comes from a spring, and is hard water." He added, "It tastes good" to which those in attendance loudly affirmed "YES". He was asked if he was selling out and he said "NO, my kids want to take over."

Ted said there were no major breaks this year. There was a leak, however, a person contracted with a plumber who cut on the wrong side of the meter and they cut into a wire for the meter and a pipe. Darren Lutz came and bailed the property owners out.

Ted read a note from his daughter, Tana, thanking the HOA members for being patient and that July would begin the electronic billing. HOA members must contact Tana to let her know if they want to be billed electronically and to send her an email address. Her email address for the water company is [joheninger@gmail.com](mailto:joheninger@gmail.com) and her phone number is 801-675-6651.

#### 7. Forest Service and brush clean-up

David Swainston gave a report. Ken Theis of the Forest Service stated that this project has been going on for 10 years using grant money. The grant will end in the spring of 2021. Dave said we need to report our hours on the on-line form. The HOA board will try to get the form onto Bridgerland Village's HOA website. The Forest Service is planning to come in September. Two locations for piling brush were recommended – the lower end of Mahogany and near Aspen circle. [TW – It appears that people are piling brush at the top of Mahogany, which I think is a better place than lower Mahogany. You may want to discuss this in your meeting tomorrow, July 25 and let the HOA members know.]

#### 8. Board changes

Tom Kuhlman and Tracy Williams are finishing up three years on the HOA board. They will need to be replaced. Per the bylaws, the current vice president, Dan Kurek will become the president.

For vice president Tony Hutson was nominated by Steve Watterson, and Dave Wittner seconded the nomination. Those in attendance approved Tony Hutson's nomination.

For secretary, Becky Jensen was nominated by Bruce Jensen and Jean Hutson seconded the nomination. Those in attendance approved the nomination.

The existing board members will remain and Dan Kurek nominated Dave Wittner to join the HOA board, Tracy Williams seconded the nomination. Those in attendance approved the nomination.

#### 9. Open discussion

It was reemphasized that **short-term rentals are not allowed in Bridgerland Village HOA**. Tom said as long as he has been here (which is about 25 years) there has never been short term rentals.

Lot CC32 – it was discussed should we sell this lot? There was quite a discussion. Dan Kurek was part of the board when the lot was purchased in 2010. Its value has gone up. A motion was made to put the sale to a vote – Kirk Allen made the motion for the vote and Dave Wittner seconded the motion. The vote was Yes to sell – 19, No to hold the lot – 26. The lot will be held.

Tony Hutson motioned that Steve Watterson be given an ovation for his great work on grading the roads. A loud applause was given.

#### 10. Meeting adjourned

Dave Wittner motioned to close the meeting. Steve Watterson seconded the motion. Tom Kuhlman called the meeting to a close.