

Bridgerland Village HOA Board Meeting  
2/19/2026

**Attendees**

Attendees included Dave Wittner, Dave Swartz, Dan Larsen, Tony Hutson, Spencer Leavitt, Bob Linnell, Janel Mitchell, Tim Ellis, & Steven Carroll

**Quick recap**

The Bridgerland Village HOA board meeting focused on reviewing the current budget, discussing website hosting concerns, and addressing road maintenance issues. The board approved purchasing 2-3 rectangular "no outlet" signs for Juniper Circle and Canyon Circle to help prevent vehicles from entering dead-end roads. They also decided to create a Google Drive account to securely store HOA documents and maintain a centralized file system for future board transitions. The board discussed upcoming annual meeting preparations, including the need to recruit new board members and notify residents about the June 1st start of MAG water services

**Next steps**

- David Wittner: Contact Dan Kurek to order 3 rectangular "no outlet" signs for posting on problem roads (starting with Juniper Circle and Canyon Circle).
- Janel: Set up a secure Google Drive account for the HOA board, create a proposed file/folder structure, and review with the board for feedback.
- Janel and Dan: Populate the new Google Drive with relevant HOA documents, including governing documents, violation/warning templates, and meeting minutes.
- David Wittner: Include notice in the annual meeting mailing about the need for new board members (including vice president), upcoming mag water application (June 1), and other important resident information.
- Tony: Work with Rob (water company) to ensure water trench settlement repairs are completed in the spring during road grading.
- Board members: Begin process to recruit new board members and a new vice president before the annual meeting in June.
- Board members: Start process to identify and transition website management/hosting, including potential call for volunteers in the annual mailer.
- Tony: Coordinate with Bob to begin driveway plan review process when weather permits.
- Board members: Begin process to line up a new snowplow contract for the 2027-2028 season, as Tony will finish current contract at end of next season.

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- David Wittner: Send construction deposit return communications to owners with completed construction, as needed (ongoing as new cases arise).
- Tony: Talk to Rob (water company) regarding responsibility and future plowing of the pump house access road and report back to the board.

## **Summary**

### **Budget Review and Construction Updates**

The board reviewed the budget, which showed 82% of accounting expenses and 104,000 in collected dues against an expected 107,000. Tony discussed a significant increase in MAG water costs due to a monopoly situation after the product supplier was bought out, and The board also reviewed current construction projects, including a new application for a place in Flat G,

### **HOA Maintenance and Deposit Repayment**

The group discussed repaying deposit money to owners, with David Wittner planning to contact them via email and phone calls. They addressed issues with HOA roads and common area maintenance, including the need for more grading and ditch cleaning, as well as adding gravel to a new parking area. Tony mentioned working with Rob Wilson to fix trenches that were sinking, which was confirmed to be the water company's responsibility. The group also discussed obtaining free dirt for a parking area project, with David Wittner mentioning a Facebook post about available dirt.

### **Road Maintenance and Water Company Dispute**

The group discussed a parking lot that was melting due to insufficient frost and the condition of a road near a pump house. Tony explained that the water company had been paying him to keep the road open, but Mike Wilson suggested they should plow it anyway for free, which led to a threat from the water company about charging for water. The group debated whether to pay for plowing or decline the responsibility, with Dan warning that accepting the road without proper standards could lead to issues with the city. Robert provided a description of the road's location, and the group discussed the accuracy of property lines on a map.

### **Snow Plowing Contractor Succession Plan**

The board discussed ongoing snow plowing concerns, with Tony confirming he will continue plowing through the 2026-27 winter season before retiring. They agreed to begin searching for a new snow plowing contractor this fall, with board members taking the lead on the process. The discussion also covered driveway culvert requirements, with Tony

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explaining that while pre-construction plans may not always show culverts, the construction agreement specifies that culverts must be installed when necessary to prevent blocking of ditches.

### **Annual Meeting Planning and Updates**

The board discussed annual meeting preparations, including reserving a conference room for June 13th and planning food and drinks. They decided to order 25 pizzas from Summit Pizzas and provide bottled water and cans in ice-filled tubs instead of using large drink dispensers. The board also agreed to use the same annual meeting notice with an updated date. David Wittner mentioned he would not seek another term as president, and the board will need to prepare for board member nominations and voting at their next meeting. Finally, David Wittner expressed frustration with GoDaddy's service and suggested looking for alternative web hosting companies.

### **Website Hosting and Board Changes**

The board discussed transitioning away from GoDaddy for website hosting due to high costs and unwanted services, with David Wittner planning to forward the president's email to Dave Swartz's account. They agreed to seek volunteers among homeowners to manage the website, with Dan suggesting this could be included in the annual meeting mailer. The board also noted they need to recruit new board members, as both Dan and possibly Gary Knighton plan to step down after July 1st. The board discussed website updates and agreed it was premature to consider changes since the current contract is renewed for another year.

### **No Outlet" Sign Installation Plan**

The group discussed installing "no outlet" signs to address traffic issues on certain roads, particularly Juniper Circle and Canyon Circle. Dan shared his experience of having to tow stuck vehicles, including Amazon trucks, and suggested adding warning signs to prevent future incidents. The group agreed to purchase 2-3 rectangular signs to be installed on existing street signs, minimizing the need for additional poles. Tony, who has experience plowing the roads, was tasked with identifying specific locations for the signs, with Dan offering to help with installation.

### **HOA Document Storage Solutions**

The board discussed setting up a Google Drive account to securely store HOA documents, with Janel agreeing to investigate the setup and create a file structure. They agreed to keep meeting minutes publicly available on the website, while other board documents would be

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password-protected. David Swartz confirmed he would continue using AI to generate meeting minutes, which would then be edited by a human.

**Next board meeting & annual meeting preparations.**

The group confirmed their next meeting will be on the third Thursday in May in preparation for the annual meeting, and David Wittner will notify Tiffany to include information about new board member elections and the June 1st start of MAG water service in the annual meeting notice.