

Bridgerland Village HOA Meeting Minutes (Draft)

11/14/2024

Attendees: Dave Wittner, Dan Larsen, Gary Knighton, Martell Menlove.

1. HOA Financials
 - a. Recent expenditures/income compared to budget
 - i. Lot 15A not water not included in current budget. Need to include in next year's budget
 - ii. Weed control also not included in this year's budget. Need to include in next year's budget
 - iii. Need to increase next year's budget amount for mag water.
2. Current Construction
 - a. New applications
 - i. A65 Hunsaker, not approved yet
 - b. Completed
 - i. Stevensen Garage
 - ii. Bell Garage
 - iii. G36 - Ulibarri
3. HOA Roads and Common Area Maintenance
 - a. We need to start adding Tony Hutson and Dan Kurek as optional attendees to the board meetings.
 - b. Gates have been removed from the dumpsters for the winter for ease of emptying and plowing.
4. Member changes
 - a. New members
 - i. D24 Stuart Young
 - b. Member data changes
 - i. Need to send a letter out to members who are missing phone numbers or email addresses to request updated information. Martell asked if we had utilized Bridgerland Water email list in attempt to update our list. We have done so, but he list is still not complete.
5. Rules & Fines Final review and acceptance.
 - a. Discussed plans to finalize today, but we are pushing this off until we send off an announcement to the membership for their feedback on our changes. Dan suggested using the email list to notify the membership. (action item – Dave, due November 30th.) Dan asked if anyone had any changes to the latest revision. No comments from anyone on the posted draft.
6. Other
 - a. Action items from previous meetings:
 - i. Wait for feedback on annual meeting minutes before approval
 - b. New Action items
 - i. Dave to send out email to membership with emails requesting a review and feedback on the draft new rules posted on the website. (due November 30)

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- c. Discussion about phone call from Dixie Wilson asking how BVHOA is enforcing the no short term rental rule. I informed her that we did not take direct action but simply inform Garden City to enforce their rule.
 - d. Martel's request for refund of money from the water company for services not provided after collecting signatures for the petition. His request was denied. He has asked for a second review/rehearing. Refunds are not approved, however a follow-up review of the rates could be warranted which could result in a rate reduction. We need to stay in tune with the state and any rate reviews.
 - e. Fine issues to TMAC for boarding house use of their cabin. No communication since, but within 10 days, they ceased the boarding house activity. Dan mentioned that they had 180 days to rebut the fine and we should file a lien against the property after that 180 day period is over so that it cannot be sold without the payment of the fine. They are currently building in Garden City an addition that they are permitted for dormitory use. We shall continue this discussion during the February board meeting.
 - f. Discussed the other unit in Mountain Meadow that appeared to be a boarding home. Spoke with Don Webb (owner of the Adventure park). Don Webb expressed the people staying at the cabin were a mixture of family members and employees and remaining family members stay at the business. Don also expressed that if necessary, he could move the non-family members to stay at the business and the family would stay at the cabin. He was supposed to follow up with a letter to the board stating all of this but he never did.
7. Meeting adjourned.