

Bridgerland Village HOA Quarterly Board Meeting Minutes

5/14/2026

Attendees: David Wittner, Dave Swartz, Bob Linnell, Janel Mitchell, Spencer Leavitt, Tony Hutson, Gary Knighton.

Quick recap

The Bridgerland Village HOA board meeting focused on financial updates and preparations for the upcoming annual meeting. The board reviewed the current budget showing they were within projections with a small surplus, deciding to maintain the current \$300 dues rate. Tony provided a comprehensive update on road maintenance and grading work, including recent repairs for several construction projects and plans for MAG water application on June 1st. The board discussed challenges with dumpster misuse and agreed to install a security camera and warning signs to deter improper use. Key agenda items for the upcoming annual meeting were reviewed, including board nominations (with at least three new members needed), website management needs, and food arrangements for the event. The conversation ended with discussions about potential new board members and updates on local construction projects.

Next steps

- Tony: Meet with David S and Bob at 9 AM tomorrow to work on dumpster gates
- David W: Submit \$104 invoice to Tiffany for landfill trips and mileage reimbursement
- Spencer: Look into security camera
- Bob/Spencer: Create tall pole for camera installation (using channel iron or other material)
- David W: Contact Dan Kurek about creating a large 3x4 foot warning sign for dumpsters
- Spencer: Check with towns in Bear Lake area about alternative MAG water service providers
- Spencer: Contact potential snow removal service providers
- Spencer: Coordinate with Tony the week before June 1st regarding MAG water application
- Janel: Order and pick up pizzas for annual meeting (repeat last year's order)
- David W: Purchase paper plates, napkins, and utensils from Costco or Sam's Club
- Spencer: Purchase water and sodas for annual meeting
- All board members: Identify and approach potential new board members before annual meeting
- David W: Send agenda for annual meeting in email
- David S: Pick up Polycom phone and key for annual meeting
- All board members: Arrive at 10:30-11:00 AM on day of annual meeting to help set up room
- Janelle: Deliver pizza at 11:30 AM on day of annual meeting
- David S: Bring ice for drinks at annual meeting
- Tony: Make plea at annual meeting for new snow removal/grading volunteers

Summary

HOA Financial Review Meeting

The board reviewed the HOA financials, with David presenting the budget showing \$107,000 estimated for dues with \$106,000 collected, resulting in a net profit of just under \$15,000. The board discussed various expenses including licenses, supplies, weed control, and mag water, with Tony noting additional gravel and grading costs needed for the parking lot. The group agreed to maintain current dues at \$300 for next year, though David warned future increases may be necessary due to rising expenses, and David requested board approval for \$104 in reimbursement for landfill trips related to removing a fallen tree. The board approved the request for reimbursement.

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The board discussed HOA financials, confirming that dues would remain unchanged for the coming year. David explained the top expenses, which included roads, mag water, snow removal, travel, and grading, totaling about 80% of the budget. The board agreed to maintain the \$5,000 legal expense budget despite not needing it this year.

Road Repair Project Updates

Tony reported on road repair work he had completed, including grading and gravel placement at several construction sites including the Dunford, Jarrett, and Mon projects. He mentioned ongoing work at the Anderson house on Juniper Drive and discussed challenges with the Mountain Meadow House project where the contractor had not followed through on promised repairs to damaged roads. Bob suggested re-grading the Mahogany road before MAG water application due to wear from truck traffic, and Tony confirmed plans to skim grade all roads before the treatment.

Road Work and Donations Update

Tony reported being approximately \$8,460 ahead for the year after completing snow removal and road work, including donating \$2,900 worth of grading. He discussed plans to donate additional grading for road repairs and parking lot work, which would further reduce his profit margin. Tony also addressed challenges with finding a water truck for MAG water application and secured one from Justin Facer in Smithfield to complete the work before June 1st. David Wittner suggested reaching out to nearby towns like Bloomington or St. Charles for MAG water services, and Spencer offered to follow up on this.

Road Maintenance and Leadership Changes

The group discussed several operational matters including road maintenance and snow removal services. Tony reported securing the water truck for the year and plans to research whether water application is necessary for road treatment. Regarding snow removal, Tony has reached out to potential contractors including Chantry Argyle from Rock and Dirt Services and Bart McKenna from Swan Creek Village, with Spencer offering to contact a former employee of Bryce Heufner. The board also addressed upcoming leadership changes, with Dave Swartz stepping up to president and David Wittner stepping away, requiring at least three new board members including a new vice president. Additional needs were identified for a secretary to handle meeting minutes and website management, with the annual mailer already sent out to seek volunteers for these roles.

BVHOA Dumpster Usage Solutions

The group discussed issues with non-residents using BVHOA dumpsters, including inappropriate disposal of items like mattresses and construction waste. Several solutions were proposed, including installing a keypad lock, moving the dumpsters to a less convenient location, or using security cameras as a deterrent. The group agreed that while a camera setup had worked effectively in the past, they would need to find a secure way to install it, as the current poles are only 8 feet tall.

Annual Meeting Preparation Planning

The team discussed preparations for their annual meeting on the 13th, including setting up a camera and warning sign near the dumpsters. Spencer agreed to purchase a camera from Harbor Freight, while Bob offered to create a tall pole from steel materials. David Swartz will handle the conference room setup, including retrieving the Polycon phone and Wi-Fi information the day before the meeting. The group confirmed plans to order 24 pizzas from Summit Pizza and will need to purchase supplies like paper plates, napkins, and drinks for the event. David Wittner emphasized the importance of recruiting new board members, noting that failure to do so might require hiring a management company, which would increase member fees.

Annual Meeting Planning Discussion

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The board discussed preparations for the upcoming annual meeting, including logistics for setup, food delivery, and equipment needs. They addressed the MAG water application scheduled for June 1st, with Spencer offering to help with the process and Tony providing guidance on which hydrants to use. The group also discussed board nominations for the annual meeting, with a focus on finding full-time residents to serve, and noted that the vice president position is open.