

Bridgerland Village HOA

Annual Meeting Minutes

June 13, 2026

DRAFT – not yet approved by the Board

Quick recap

This was the annual meeting of the HOA where board members reviewed financial statements, discussed road maintenance, and addressed operational issues. The P&L statement showed \$106,500 in homeowner dues for the previous year with administrative expenses of \$16,000, while MAG water costs increased from \$15,000 to \$19,000 due to supplier consolidation. Tony reported on road and snow removal activities, noting the unusually low snow season requiring minimal plowing and grading work, and discussed challenges finding contractors for future services. The board discussed illegal dumping issues at dumpsters and plans to install surveillance cameras with new signage. Two board members, Dan Larson and Bob Linnell, departed, and new members Dave Endicott, Rick Shahan, and Melinda Hunsaker were elected to fill their positions, with Melinda volunteering and elected to fill the vice president position. Travis Osborn provided updates on wildland fire situations and home assessments, noting that assessments for high-risk areas have been postponed until 2027. The conversation ended with discussions about maintaining contact information and website updates.

Next steps

Dave

- Send a copy of the budget to anyone who requests it via email.
- Contact Rich County Landfill to clarify if yard debris disposal is free or subject to a fee, and update members accordingly.

Kristen Wilkinson

- Take over website management responsibilities and coordinate updates with the board.

Tony

- Continue work on expanding the parking area near the dumpsters and add more gravel as budget allows.

Collaboration

- Tony/Spencer: Transition water truck contacts and responsibilities for MAG water pre-wetting to Spencer for future years.
- Dave/Board: Reach out to potential new snow removal/grading contractors and continue advertising for candidates; maintain a list of contract considerations and be prepared to negotiate flexible contract terms.
- Dave/Board: Update signage at dumpsters to include surveillance/camera warning and reinforce dumping rules.

- Dave/Board: Update and install new "No Outlet" and surveillance signs as discussed.
- Dave/Board: Recruit additional board members, especially for Vice President position, and encourage broader participation to avoid need for a management company.
- All property owners: Remove fire hazards (e.g., debris, branches) from lots and transport to landfill as soon as possible due to increased fire risk.
- All property owners: Ensure parking plans and gravel driveways are in place during construction to minimize road damage and mud tracking.
- Dave/Board: Update website contact information to reflect current board roles (e.g., remove outdated secretary email, update president contact).
- Dave/Board: Consider adding email/phone contact information for board members on the website for member access.
- Dave/Board: Forward wildland fire email update to any member who requests it.
- Dave/Board: Thank and transition appreciation to Dan Carrick for plan review, and ensure plan review responsibilities are covered going forward.

Summary

HOA Financial Statement Review

The meeting focused on reviewing the HOA's financial statements, with discussion of the P&L and balance sheet. The speaker explained that homeowner assessments brought in about \$106,500 last year, with some negative values representing unrealized fines from a settled lawsuit rather than actual losses. They noted that while some expenses were higher than expected, including accounting fees and MAG water costs which increased from \$15,000 to \$18,000-\$19,000, legal fees were reduced due to settling the lawsuit.

Annual Budget and Infrastructure Review

The board reviewed the budget for the upcoming year, projecting \$107,000 in dues with total administrative expenses of \$16,000, including \$7,500 for accounting and \$2,500 set aside for legal fees. Tony reported on road and infrastructure updates, including the replacement of a culvert at Cedar Ridge Drive and ongoing work to expand parking near the dumpsters, while noting that illegal dumping remains a problem requiring board intervention. The board discussed the need for more volunteers, particularly for board positions, as current leadership handles many operational tasks. Tony also provided details on the minimal snow removal season, which resulted in significant cost savings, and outlined challenges with finding contractors for future snow and road maintenance services.

Board Member Recruitment Meeting

The meeting discussed signage updates, including new "no outlet" signs and surveillance signs for dumpsters to address illegal dumping issues. The main focus was on board member recruitment, as two members (Dan Larson and Bob Linnell) were departing, requiring a minimum of three new members including a potential Vice President. Dave Endicott, Rick Shahan, and Melinda Hunsaker were nominated and accepted as board members, with Melinda Hunsaker volunteering and elected to accept the vice president position. The meeting also addressed the need for a website manager, with

the current role holder offering to train someone on using GoDaddy and Visual Studio for website maintenance.

Resident Updates and Guidelines Meeting

The meeting covered several key updates and discussions. A resident received confirmation about participating in the BC Press position. The group discussed waste management guidelines, clarifying that household waste only should go in sanitation cans while yard debris must be taken to the Rich County Landfill. Travis Osborn's updates on wildland fire situations were shared via email, including information about House Bill 48 assessments being postponed to 2027 and recommendations for creating defensible space around homes. The conversation ended with discussions about spring water supplies remaining adequate and updates to contact information, including changes to email access on the website.