

BRIDGEWATER AT BAYSIDE LAKES
HOMEOWNERS' ASSOCIATION
Board of Directors Meeting
August 8, 2023
7:00pm
Bayside Lakes Clubhouse

Property Management:

Joy Simon

1. **Call to Order**- Meeting called to order at 7:01pm A quorum was established with 5/5 Directors.
2. **Reading/Waive Reading of Previous Minutes-June 2023**- Rob Rogulski motioned to approve the minutes with a minor change (percent sign to dollar sign), Dan Osterhout 2nd, all approved.

Financial Information-The Operating Account balance as of July 2023 was \$ 55,338.01. The Reserve balance at the end of July was \$ 103,621.41 for a total of \$ 158,959.42 (Operating and Reserves).

ARC Applications: Maggie Perry gave the arc report:

- a. 1590LM-roof was approved
- b. 1781SG- exterior paint and landscaping curbing paint approved
- c. 1549LP- tree removal approved
- d. 1560LM- roof approved

2. **Old Business**

A. Shed in RV lot- Tabled

B. RV Lot Past Due Status- Joy from Fairway reported most past due account have been brought current to this quarter payments. One remains outstanding. The Code to the RV lot will be changed and only owners current will receive the new code. A letter will be mailed to all tenants.

3. **New Business:**

- a. **Fertilizing Company**- Matt Spears has not been onsite for May and July applications and has not returned phone calls. The board is going to reach out to new fertilization companies to get someone else onsite
- b. **Ponds**- The prior lawn crew missed the low water clean up and weeds are present around the edge of the pond as well as surfacing in the middle of the lake, it appears the fish are not able to keep up with the growth. Dan is going to speak with ECOR about doing a chemical treatment to handle the weed growth.
- c. **Richard Paint**- Richard Paint reached out to the board and offered to hold the HOAs color wheel onsite and offer a 5% discount on paint to all HOA residents that purchase from the store.
- d. **Playground**- Maggie Perry reported residents with young kids have been asking for swings at the playground. Maggie is looking into different options for swings as well as adding a few benches to the playground area. The board is also looking into adding another rinse shower to the playground area since part of the playground is sand.
- e. **Hawthornes at the pool**- Maggie Perry is waiting on a bid to have the overgrown bushes removed.
- f. **Bike Rack**- It was brought to the boards attention the need for a bike rack at the pool area. The board will price out bike racks and look into possibly having one installed.
- g. **Mailbox numbers**- the board confirmed the numbers on the mailbox should be gold/brass.
- h. **Neighborhood Mailboxes**- The board discussed if it was the HOAs responsibility to purchase the post for the mailboxes or if it was the resident responsibility. The board is going to discuss this with the attorney, tabled until attorney response.

- i. **Parking Issues-** the attorney confirmed the board can make board made rules in terms of parking, the board will continue talking with the attorney to have something drawn up to hopefully help the parking issue in the community.

Violations- Joy from Fairway reported most homes on their final notice were for weeds and pressure washing. Since there has been an increase in rain this year the board is sending out an additional notice before fines begin.

3. Open Discussion

- Mike Knott expressed his feelings on the board should be responsible to purchase mailboxes for the neighborhood
- Janet Banguera asked if something was going to be done to clean up the island that had the fire on the 4th of July.

Next meeting Tuesday September 12, 2023 at 7:00pm-

Being no further business before the Board, Jim Petrino motioned to adjourn the meeting at 8:18pm, Dan Osterhout 2nd, all approved.

Minutes Prepared By:

Joy Simon, Fairway Management