**MINUTES**
**Bridgepointe HOA Board Meeting – June23, 2013**

**Attendees**
Danny Henson – President
Jason White – Vice President
Frank Tittone – Landscaping
Jeff Lee – Architecture/Compliance
Scott McClure – Pool
Mindy Warner – Secretary

**Items Discussed**
Pit Bull Attack – Danny Henson reported
In June, a Bridge Pointe neighbor was watching a family member's pit bull. This pit bull attacked Danny Ray's grandchildren's dog. The attack was unprovoked, and several attempts (including a shovel and a gun) were required to get the pit bull to release the Ray's dog. Rays are pressing charges until (1) all vet bills are paid and (2) the dog is destroyed.

Some discussion ensued about adapting the covenants to prevent pit bulls from living in Bridge Pointe, but the enforceability is in question.

Rental Properties – Danny Henson reported
Rental properties within the neighborhood need to be appropriately managed. Board members agreed that the HOA should have contact information on the landlord and the management company. Block captains should be aware which properties are rental as well as which ones are vacant for safety reasons. Discussion will continue at future board meetings.

Pool Party – Jason White reported
The party is scheduled for 4-8p on Saturday, July 13. The budget is $300, allowing the HOA to provide burgers, brats, drinks and grills. Neighbors will provide side dishes. Neighbors' easy-up structures will provide shade. Jason will get food, grill parts and drinks (will try to purchase drinks from Baacks to reduce pool soda machine inventory since machine is being retired this summer). Jason also will send a notice to Ken for inclusion in the newsletter.

Treasurer – Danny Henson reported
$23,712 cash on hand
7 houses haven't paid
Brancato just paid 2012 after learning of the lien; still owe interest from 2012; haven't paid 2013

Pool Report – Scott McClure reported
Scott had a discussion with Northland Management regarding the pool company performing unapproved work. Apparently Northland Management took care of a plumbing issue without authorization. To prevent this from re-occurring, Scott will provide Wes with contact information for Scott Baack and Danny Henson.

Neighbors have expressed concern that the guards are not paying attention (lack of sign-ins, reading or texting), oversleeping, securing the chain at night and putting out too much trash. There also was recently a sanitation concern with a child getting sick in the pool (June 14). Scott will follow up immediately.

HOA board members need to remind guards of responsibilities and expectations.

Discussion will continue regarding shortening pool hours to save money. Guards can be notified of this as it affects their paycheck.

Pool parties – Scott will notify board members so they are aware of parties.

Health department-required ladder will be completed soon.

Pool parking lot – bids are difficult to secure since it is a small project, Frank obtained one from a reputable company for $1,900 to seal, fill and re-stripe the lot. The board agreed with the idea but did not vote to take action.

Shade for the deck – multiple bids have been received and discussed. The board unanimously approved Owen Homes to build a 12 x 20 cedar structure for ~$5,750. Based on current information, it appears as though the structure could be built in 4-5 days, and the crew is willing to work 6a to 12p during the week for minimal disruption. Jeff Lee will put the project in motion and ask if it can be done before the pool party (unlikely). Board also agreed to give Owen Homes as free ad in the neighborhood directory and newsletter.

Landscaping – Frank Tittone

North Wayne Entrance – Frank recommended capping the short stone walls (similar to the pool walls) at this entrance. The gentleman who did the pool walls is retired and is usually responsive. Frank will research previous costs and call about an estimate.

Miscellaneous

- Mindy will write an HOA thank you note to Shane Willmann for the $800 in Abuelos gift cards used for landscaping projects.
- Mindy will host the next board meeting – 7p Sunday, Aug. 25.