




Jan 12, 2026

BridgePointe HOA

Attachments  BridgePointe HOA

Meeting records  Transcript  Recording

Summary

John Rosenbaum highlighted the standard neighborhood activities and expressed a need for more volunteers, while also detailing significant financial improvements, including earning \$5,700 in interest from a high-interest savings account and realizing a total annual financial benefit of \$9,481 from various savings measures. Rosenbaum also provided updates on fixed electrical issues, a new reserve study, the "kaput" non-profit status, and shared the current financial balances, including a \$19,200 checking balance and \$176,000 in reserves, before presiding over the new board election where Mike Peliki was confirmed as President, Judy Meyer as Vice President, Kane Nelson as Secretary, Jack Kramer as Treasurer, Caroline for Architecture and Compliance, Scott McCclary for Landscaping, and Jason White continuing in the Pool role. New President Mike Peliki announced plans to increase community involvement in 2026 by bringing back block captains and making board meetings more public, while Rosenbaum and Peliki both emphasized the critical need for increased volunteerism; participants also discussed updating the website, the need for a welcoming committee to gather new neighbor information, and noted Brian McCra brought in new bids for the Wayne Wall.

Details

Notes Length: Standard

- **Annual Meeting Highlights and Activities** John Rosenbaum opened the annual meeting for 2025 by confirming online participants could hear them ([00:00:00](#)) and outlined the agenda, including reviewing activities, finance updates, and selecting the new board. They highlighted standard neighborhood activities such as the Easter egg hunt, dumpster day, barbecues, TGIF food trucks, Fourth of July parade, and garage sale ([00:01:28](#)). Rosenbaum expressed a desire for more volunteers to run events, emphasizing that neighbors should host events for neighbors, as they had limited participation beyond the standard events in the last two years ([00:02:15](#)).
- **Financial Improvements and Savings** John Rosenbaum detailed several financial improvements, including moving to a high-interest savings account, which yielded \$5,700 in interest, significantly more than the previous \$480 annually, equating to 21 additional houses in HOA dues through interest ([00:02:15](#)). The neighborhood also saved money by purchasing new, standardized pool cameras for \$250. Additionally, they saved \$2,700 annually by securing new insurance, \$647 per year with new phone service, and \$400 annually by downgrading QuickBooks to a non-premium plan, resulting in a total annual financial benefit of \$9,481 ([00:03:19](#)).
- **Operational Updates and Reserve Study** John Rosenbaum updated the group on internal operations, including setting up board member email aliases to ensure continuity and better audit trails for communication ([00:04:22](#)). They also noted that electrical issues on the front of the pool and the neighborhood sign had been fixed ([00:05:19](#)). Rosenbaum mentioned an updated reserve study, which included estimates for a 28% inflation rate increase over the last 10 years, and they planned to pass two quotes for the Wayne wall, a \$38,000 to \$40,000 expense, to the new board for review and presentation to the neighborhood for a vote ([00:06:20](#)).
- **Non-Profit Status and Financial Summary** John Rosenbaum reported that the neighborhood's non-profit status was currently "kaput" again. They had initiated the necessary paperwork, but were waiting for state approval, a process that had taken several weeks and required dual signatures on the contract to ensure email addresses were updated ([00:07:21](#)). Regarding finances, Rosenbaum shared that the checking balance was \$19,200 and the reserve fund held \$176,000. Total income from dues and other sources reached \$91,000, with expenses totaling \$54,000, and 98% of members paid their dues last year ([00:08:23](#)) ([00:10:38](#)).

- **Annual Awards and Recognition** The award for the best member was given to Jason White for years of outstanding service, including maintaining the pool, gates, cameras, and light fixtures. White received an extra gift card fund in lieu of a plaque and requested assistance with pool volunteering ([00:08:23](#)). John Rosenbaum also gave "excellent neighborhood" runner-up awards to Sean Pierce and Moren Rucker for their work scheduling the TGIF food trucks and event planning ([00:09:26](#)).
- **Election of New Board Members** The current board members were stepping down after serving for several years ([00:12:45](#)). John Rosenbaum presided over the election of the new board, noting that they had one person signed up for every role, simplifying the process. The new board members were confirmed by the attending members: Mike Peliki as President, Judy Meyer as Vice President, Kane Nelson as Secretary, Jack Kramer as Treasurer with ownership of the HOA bank account, Caroline as Architecture and Compliance, Scott McClary for Landscaping, and Jason White continuing in the Pool role ([00:13:38](#)).
- **New Board's Vision and Community Engagement** New President Mike Peliki expressed excitement and thanks to the outgoing board for their volunteer service ([00:16:32](#)). Peliki announced plans to increase community involvement in 2026, including bringing back block captains to help disseminate information and share feedback. The new board also plans to make board meetings more public to encourage resident participation, address concerns, and foster greater community engagement ([00:17:41](#)).
- **Challenges in Volunteerism and Social Events** John Rosenbaum and Mike Peliki encouraged residents to volunteer, even if only for "one or two things," emphasizing that every contribution makes a difference ([00:18:42](#)). Rosenbaum stressed that complaints should be accompanied by a willingness to be part of the solution ([00:19:59](#)). A concern was raised about the low turnout for TGIF food trucks last summer, leading some vendors to state they would not return this year, impacting the social events planned ([00:22:21](#)).
- **Website and Communication Strategy** The board discussed the neighborhood website, which is managed by Christy Kofheer. Mike Peliki stated that they wanted to update the website in 2026, potentially paying a fee to refresh it and automate updates, using Google Sheets to keep information current ([00:23:28](#)). John Rosenbaum noted that historically, new neighbors found the community through the website's videos and pictures ([00:26:38](#)), but noted that only about 30% of people open neighborhood emails ([00:25:34](#)). The board is also

considering options like creating hard copies of documents for those who prefer them, despite the associated costs ([00:24:31](#)).

- **Block Captains and New Neighbor Integration** There was an extended discussion about the need for block captains and a welcoming committee to gather new neighbor information (names, email, phone number) when homes change hands, a frequent occurrence in the neighborhood ([00:27:44](#)). The Google sheet containing neighbor data needs updating to ensure neighbors can access contact information ([00:28:44](#)). The previous block captain system dissolved as people moved, making it Bob Hayatt's sole responsibility for a time ([00:29:52](#)). Brian McCra brought in new bids for the Wayne Wall, which were the same as the ones John Rosenbaum had ([00:30:56](#)).

President

John Rosenbaum

2026-01-14

Secretary

Mary Rinne

2026-01-14

Audit trail

Details

FILE NAME BridgePointe HOA - 2026/01/12 18:08 CST - Notes by Gemini - 1/14/26, 9:18 AM

STATUS ● Signed

STATUS TIMESTAMP 2026/01/14
15:24:06 UTC

Activity



SENT

johnrosenbaum@ehawksolutions.com **sent** a signature request to:

- Mary Rinne (mthayne@gmail.com)
- John Rosenbaum (johnprosenbaum@gmail.com)

2026/01/14
15:18:55 UTC



SIGNED

Signed by John Rosenbaum (johnprosenbaum@gmail.com)

2026/01/14
15:20:07 UTC



SIGNED

Signed by Mary Rinne (mthayne@gmail.com)

2026/01/14
15:24:06 UTC



COMPLETED

This document has been signed by all signers and is **complete**

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