

December 6, 2025 | 📅 HOA Board Meeting

Attendees Mary Rinne Bridge Pointe Google John Rosenbaum Nancy Paulick Ron Paulick

Agenda

- Non-Profit HOA Status Update
 - John is working to fill out new forms and filing a new form for new primary contacts.
 - This renewal will likely cover until Spring 2026. Then, be on a two-year cycle.
- Financial Updates
 - Quick Books: Currently working on a Premium Subscription at \$70/month or \$900/annually. Nancy is working with Quick Books to see if a step-down to an Essential Subscription at \$30/month seems more appropriate.
 - Due to the new high interest savings account, our annual interest has gone from between \$340 to \$360 to now being about \$3700.
 - Checking is at about \$19,900
 - Savings is just under \$176,000
 - Unpaid dues: two homes are making payments on their balances, two homes are short on their annual payments, and two homes have not paid.
- Chain link fence at the rental home - the rental management company is not responding to Nancy about removing the fence. Board agreed to send a letter to the management company that we will have the fence removed and bill them.
- Main retaining wall - John has asked for quotes from two companies. Ron will ask another two companies to see if they can give bids without blueprints. Plan to have the quotes at the January 2026 meeting to vote on.
- Website - John will ask Pat Rainey to go ahead and look into the fixes, which he volunteered to do. We need to keep it basic because we are using Facebook for most information now. The website needs to have a link to FB, HOA by-laws, and information for realtors.
- Reserve Study- can likely use AI to save money and update old reserve study.
- Pool Updates:
 - AT&T has told us that they will no longer be supporting landlines, so we will need a different option for the pool in the spring.
 - Need new cameras around the pool - probably about four camera total. Nancy has reached out to a new company option.
 - The light in the pool itself that needed to be fixed will be fixed in the spring.
 - Ron will look into off-season options to powerwash and stain the gazebo
- Annual January Board Meeting
 - Location TBD
 - Neighbor of the Year Award- Shauna Pierce and Maureen Rucker for their work on TGIF's and food trucks
 - Volunteers and Board Members needed
- Winter Newsletter

- HOA Annual Meeting Schedule
- Ask for hosts for TGIF next year
- Needs for Board Members: Need current VP, need President and Secretary in 2027
- Need an Activities Planner and Pool Closings Volunteers
- Be respectful and pick up after your dogs on walks