

2019 Meeting Minutes

Bridlewood East Annual Meeting Minutes

The annual meeting was held at the property of 4452 Saddlehorn Drive on May 28, 2019 with over 50 people coming! Thanks Steve and Carmen for donating your space for the meeting!

1. Recognition was given at the meeting for current President Jennifer Large and prior president Chuck Steenstra. Everyone expressed thanks to these residents for their willingness to maintain the board, mostly alone, for several years.
2. **Board Engagement** – The board acknowledge the lack of engagement to the residents of Bridlewood East explaining that with only a single individual managing the board it has been difficult. Steve Van Dyke (Secretary) and Dawn Hop (Treasurer) formally recognized as new board members. Thanks for volunteering. We plan to grow the board to include more members. Being fully paid is a requirement for board membership.
3. **Non-Payers** – There was discussion of the (minority) non-payers and how we will handle them. Board has actual copies of every check deposited for prior two years and will confirm payments to properties. Any property behind for 2017, 2018, and 2019 will receive two more late notices. After the second late notice with non-payment a lien will be placed on the property with appropriate fines/fees.
4. The board will not publish properties that are behind to the association due to privacy reasons.
5. **Financial Update** – We went through a Financial Update which has been uploaded to our website.
6. **Fees** – Board will review budget to determine Next Year fees. They are currently anticipated to be \$150. There was some discussion on this topic with some in favor, others frustrated with lack of board engagement prior years.
7. **Center Common Area** – Rick Cowan and Angela Mulder will be contacting landscapers for exploratory quotes for two things. First exploratory quote is for flattening/grading/seeding center area to prepare for existing and future Bridlewood community outdoor use. Second exploratory quote is for a 20'x30' pavillion.
8. **Street Lights** – If you're on a walk and notice ANY street light problem, even in another neighborhood, go to the Bridlewood site on your phone

(www.bridlewoodonline.org) and search for “street light”. Follow the prompts to report any street light issues.

9. **Trash Pickup** – There is a benefit to everyone having the trash handled on one single day. We get a reduced rate, and we have it all handled at once. Arrow Waste is our current Trash vendor. Steve Van Dyke will call them to confirm the Bridlewood West rates.

(this was done post meeting . Scroll to the bottom for the update)

10. **Dog Poop** – Members expressed *frustration* with dogs leaving their waste in their yard. Some have seen dogs let out to run to do their duties unrestrained and or without an adult. Others talked about how the bags of poop have been dropped into the sewage only to wash up in the Bridlewood retention pond which some homes surround. My friends, this is gross and I’m sure you aren’t a perpetrator of this conduct. *But let us resolve* to educate our children and neighbors, and kindly monitor outsiders so we can keep the retention pond and yards free of this biohazard and plastic waste.

11. **Street Obstacles** – There was discussion about cars that are parked on the road for weeks, without moving them. Another road concern is basketball hoops in the road. The roads are owned by Ottawa County and governed by township/county/state law. Please report non-emergency road related concerns Ottawa County Sherriff non-emergency number [\(616\) 738-4000](tel:6167384000). Call 911 for any emergencies.

12. **Mailboxes** – The Bridlewood mailbox is [MAILMASTER® PLUS MAILBOX™](#) Product Number: 545200 in color Stone Gray. If you have a different mailbox, or if your mailbox is broken, please be sure to replace with this to avoid doing it twice. You can buy it at Gemmens, or have it shipped to your home for about \$70 dollars.

13. **Kids** – Many of them in the neighborhood. We love children! We love seeing them playing outside! Drivers – please go slow and be alert. Parents – Please watch your children they run in the roads when you’re not looking and sometimes right in front of new High School drivers.

14. **Volunteers** – Board asked for additional volunteers and received many names. If you volunteered you’ll be contacted in the next few weeks via email. Some volunteered to knock on doors to talk to a homeowner about a violation like a camper parked for several weeks. Others volunteered to organize an ice cream social. If you missed the meeting and want to be involved contact the board using

the “contact us” link on the www.bridlewoodonline.org website. If you think you volunteered but haven't been contacted by June 30 please reach out it is an oversight!!

Trash Update: Please use Arrow Waste 616-748-1955

Trash \$10.50/month 96 gallon can

Recycle \$5.75/month

Yardwaste \$10.50/month 96 gallon can

Fuel Surcharge Fee: 20-22% has held steady prior years

* Note: You cannot sign up for only Recycling without having trash service.

* Example: Just Trash is \$10.50 plus \$2.31 (22% fuel fee) = \$12.81 / month.

How do I get this rate? Call Arrow Waste at 616-748-1955 and say the magic words “I need the Bridlewood HOA rate for my address”. Any questions, escalate on the phone to Sales to Dave DeVries.

* If your neighbor is using a different service, do us a favor and talk to them first. Every service might beat another by \$1 or \$2 a month. Please be considerate that this limits the number of trucks running through the development.

See budget next page

2019 & 2018 Budgets

Bridlewood West Association

2019 Budget and 2018 Budget/Actuals

Budget 1-2019 through 12-2019

	BUDGET 2019	BUDGET 2018	ACTUAL 2018	DIFF
INCOME				
Dues	10,320.00	10,320.00	9120.00	-1,200.00
Property Rental	324.00	324.00	324.00	
Past Due	0*	840.00*	600.00*	240.00*
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	10,644.00	11,484.00	10,044.00	

* Note: Past due amounts for 2017 and 2018 are being verified.
 New Board has requested all deposit slips and copies of deposited checks for 2018 and 2017 to confirm missing payments.
 Lot Owners with no record of payment will be notified, invoiced, and liens placed if unpaid.
 ***see 2020 Budget for 2019 delinquent accounts collected

EXPENSES				
Landscaping/Mowing	6,000.00	8,000.00	5,728.52	-2,271.48
Licenses/Permits	20.00	20.00	20.00	
Library Rental	0	75.00	75.00	
Repairs	550.00	500.00	525.50	
Insurance	810.00	825.00	845.00	20.00
Utilities				
Electric	670.00	550.00	628.27	
Water	1,030.00	250.00	1,027.62	777.62*
Computer/Web	250.00	250.00	240.15	-9.85
Misc	50.00	100.00	49.86	-50.40
Total Expenses	9,380.00	10,570.00	9,139.92	-1,430.08
Net Surplus/(deficit)	1,264.00			

* Note Checking sprinkling system for leak and active monitoring in 2019

<i>Checkbook year</i>	<i>2019</i>	<i>2018</i>
Cash Jan/1 Balance	3,491.60	2,587.52
plus Surplus		904.08

Cash Dec/31 Balance		3,491.60