

BRIDGEWATER at LAKE PICKETT HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Secretary's Minutes

DATE: Friday, January 28th, 20011

LOCATION: Recreation Center

1. **MEETING CALLED TO ORDER at 7:05pm**

By : Dale Sorenson , President

2. **Quorum Established** Dale Sorenson, Pres. Blake Mason, VP Pablo Aguayo, Dir. Carol Kluza, Sec.

3. **Minutes Approved** Meeting of Nov. 10, 2011 Motion by: Blake Mason 2nd : Pablo Aguayo

4. **Managers Report** By: Dale Sorenson , Pres. Motion by: Blake Mason 2nd : Pablo Aguayo

5. **Treasures Report** By: Dale Sorenson , Pres. Motion by: Blake Mason 2nd : Pablo Aguayo

6. **Old Business:**

Delinquencies and Foreclosure Letters

Board asks management to explain process. What is the time sequence between letters of delinquencies from management i.e.; 30-60-90 days or dollar amounts? At which point does it graduate to attorney letters & foreclosure process?

1143 Cherry Valley Violation

A motion made by Blake Mason / 2nd by Dale Sorenson and Approved, to release \$600 for attorney fees to proceed with legal procedure.

Covenant Violations

A motion made by Dale Sorenson / 2nd by Blake Mason and Approved, to halt legal action temporarily regarding enforcement of dead spot issues. The board agreed that legal expense incurred to enforce these violations was not producing results and was not an efficient use of HOA funds at this time.

Bid for Inspection Spot Free

A motion made by Dale Sorenson / 2nd by Blake Mason and Approved, to accept the bid of \$40 per month for inspection of lights & other problems. Dale will request that Spot Free send an email to him and management as soon as a problem is noticed. Dale also suggested that we ask Spot Free to purchase an ample supply of light bulbs to keep on hand and bill us for reimbursement.

Water Lines

The water lines that were a problem have now been safely buried.

Pond Light

The pond light has been repaired but the timer needs to be checked.

Gazebo Clean & Seal

The Board tabled any vote until we obtain two more bids. Bids must include pressure washing and treating the structure with an appropriate wood sealer.

Blue House

The final date for the repainting is Feb. 10th, 2011.

7. New Business :

Violation Letters

The board discussed the importance of tracking violation letters and requests that management copy board members via email on all letters.

Agenda & Minutes

It would be helpful for management to have a few extra copies available for home owners that attend the meeting and a sign in log.

Pool Lights

Dale reported that the pool lights are out and requests that management contact Scott to have them replaced.

Door Frame Repair

Pablo to ask contractor to check bottom seal on doors.

Front Entrance

Dale checking into costs for a retainer wall around the big Bridgewater sign as part of the refurbishment of the front entrance.

Pond Cleaning

A motion made by Blake Mason / 2nd by Carol Kluza and Approved, to get bids for pond clean up of dead vegetation caused by freezes. Dale to call around for prices.

ARB / Color Book

Dale has contacted Sherwin Williams who is putting together a color book for Bridgewater. We are hoping to get an extra copy to keep in the closet for our meetings. This will enable home owners to stop in and check approved colors.

CD's

Our investment bank is under new ownership. The board requests our treasurer, begin investigating several other banks prior to CD maturity dates. Board will review and vote on any changes.

Meeting Dates

The board tentatively agreed on every 1st, 2nd or 3rd Wednesday of the month, to be confirmed via email.

8. Open Forum

financial

Angel & Carmen Pluguez of 13213 Saint Cole Ct. requested board consideration referencing a grass violation letter. Mr. Pluguez expressed medical & hardship. The board was in consensus to allow this home owner ample time to restore his property.

9. Adjournment Time

8:55pm