

BWHOA Meeting Minutes

Thursday, June 04, 2015 7:00 PM

Held at 117 Bridgewater Drive

Sign in Sheet	17 homes represented – quorum present
Call to Order	Brian Hays called the meeting to order at 7:10 No prior meeting minutes as last meeting failed to have a quorum so no business could be conducted. Brian introduced current officers as several new homeowners were present. Brian reported that the HOA meeting sign was stolen last week, thus the rudimentary sign replacement for this meeting. Last year our Garage sale sign was stolen.
Treasurer's report	Brian Hays/Greg Slay presented the Financial report for 2014/2015. Reviewed actuals vs budget – Generically, all dues collected are needed to run the association for the year and we have broken almost even for the last two years. Each expense was reviewed and discussed. 3 homes have not paid dues and are subject to late fee of 12% (or new total 24.64). Attempts will be made to collect. Reports were approved as submitted. If you need a copy of these reports, contact Lisa Harman.
Current status	Of 70 homes, 8 are rental properties and 3 are up for sale. 1 rental is now vacant.
Current officers	Brian Hays, Secretary/Treasurer and Greg Slay, President/Treasurer are moving and have vacated their positions. Robin Bowles, Vice President expressed desire not to be renewed in his position as he has served his 2 year term. All three officers will transition to new officers in the month of June.
New officers	<u>Patrick Hayes (616)</u> volunteered to be next President, was unanimously approved. PatrickHayes43@gmail.com <u>Rick Ford (607)</u> volunteered to be Vice President, was unanimously approved. rickcford@comcast.net <u>Lisa Harman (611)</u> volunteered to be Secretary/Treasurer, was unanimously approved. lisa_harman@comcast.net These new officers will start immediately and will transition with current officers in the month of June.

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Front Entrance (Both sides)	<p>Currently being maintained by Elias Herrera for \$50.00 per month or \$600.00 per year, includes grass cutting, edging, grass and leaf blowing, tree/bush/plant maintenance (trimming and fertilizing). Pine straw is extra for about \$100.00 per year – usually April.</p> <p>Lou Gentile (125) volunteered to do the same as above for \$40.00 per month). HOA will continue to pay for the straw, but Lou will spread it.</p> <p>This was unanimously approved. Brian Hays will let Elias know that after June, his services will no longer be needed.</p>
Common Property signs	<p>No trespassing, motor biking, hunting signs need to be reposted. Several signs are down or lost and we have left over signs from first posting. Rick Ford volunteered to repost new signs.</p>
Website	<p>Our website is www.bwfoa.net and the domain name and hosting were renewed this year with GoDaddy. The site is relatively static, but contains easy accessible community documents and forms. Those present agreed we should keep the site and Rick Ford/Lisa Harman volunteered to take over the maintenance of the site from Brian Hays. This will be a part of his transition with them.</p>
Recycling	<p>Tita Klementzos (127) presented several options for recycling Rubber old shoes and rain boots – take to any Nike owned store. The closest one to us is located at The Outlet Shoppes at Atlanta, Woodstock (678) 445-2487 . For bigger items, like all rubber mats, please call the store ahead, as they do not have storage space, ask to be given the name and contact information of the Shipping Manager to coordinate the delivery. Old binders - take to any Staples for a US \$2.00 coupon to purchase a new ring binder).</p> <p>Waste Management offers a subdivision rate which provides: One (1) 64 gallon recycling cart, (1) 96 gallon wheeled trash can and pick up once a week. Contact them, ph. (404) 794-6707, if you are interested and let them know you are part of Bridgewater Subdivision to receive the following recycling and trash pick-up services. For large items, please call ahead of pick up date.</p>

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	<ol style="list-style-type: none">1. The \$40.00 set up fee is waived2. Recycling and green waste pick up fees are waived3. The \$ 5.00 Administration fee is waived4. Fuel and Environmental fee is waived. Could be up to 20% of base rate. <p>Our base fee was just re-negotiated. As of July 1st, 2015 it will be \$12.60 per month/\$37.80 per quarter. This fee will be effective until 6/30/16. From 7/1/16-6/30/17 will be \$13.23 per month/ \$39.69 per quarter.</p> <p>Waste Management's pick up day is Thursday.</p> <p>The base fee was \$15.00 per month - \$45.00 per quarter. The lady who handles fees for subdivisions that have Homeowners Associations is: Lisa Caviness Lcavines@wm.com 678.380.3339</p>
Bank	<p>Wells Fargo will start assessing a \$14.00 per month fee to maintain our account. Brian Hays reported \$10.00 at the meeting, but upon further investigation, it is 14.00/per month or \$168.00/per year.</p> <p>Sharon Gentile agreed to research alternatives to switch to another entity (i.e. Credit Union) to see about a free or lesser monthly fee. This was unanimously approved.</p> <p>After the meeting, Brian contacted Wells Fargo and they indicated that we can convert our account to a Simple Business Account by going into the bank and that requires a \$500.00 minimum balance and online bank statements. I asked Greg to coordinate that with the new officers when they go to sign the signature card.</p>
Distribution of HOA dues and meeting notices	<p>It was unanimously agreed that all communications should be delivered via postal mail rather than putting in mailboxes. This will be a new expense (postage and envelopes) and will hopefully be offset by the reduction (\$10.00 per month) on the front entrance maintenance expense. If not it will be addressed at next meeting.</p>

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Next meeting	As per the covenants and amended by the By Laws – semi-annual meetings of all homeowners are to be held. It was agreed that only ONE meeting per year was necessary and it was unanimously approved. The new board will determine the date/time and place for the meeting and will retain the one month notice of meeting which will be delivered via postal mail. An amendment document will be prepared and filed denoting this change.
Publication of meeting minutes	These and future minutes will be mailed in postal mail and will be posted on the website.
Dissolution of HOA	The HOA can be dissolved in 2019 by a 75% approval of homeowners. It was recommended and unanimously approved that the HOA should continue after that date. This can be revisited as 2019 approaches.
Parking on Street	It is a county ordinance that vehicles are not to be parked on the street for an extended period of time.
Parking in grass and trees overhanging the road	It is requested that vehicles not be parked in the grass and any trees overhanging the road (especially where they cause driving impediments be trimmed. Trees on homeowner property are the responsibility of the homeowner. Trees on Common Property are the responsibility of the HOA.
Dismissal	A motion was made to dismiss the meeting and it was dismissed at approximately 8:30.