

BAINBRIDGE HOMEOWNERS ASSOCIATION

**BOARD OF DIRECTORS MEETING MINUTES**

DATE: July 29, 2018

1. Call to Order: Graham Coffelt, called the meeting to order at 2:05 p.m. at the Bainbridge Clubhouse.

A quorum was present, and the following directors were in attendance along with other homeowners:

Jack Warner  
Graham Coffelt,  
Christy Conway,  
Jeanine Credite,

2. Certification of Meeting Minutes Dated 6-3-18. Motion, seconded and approved by all in attendance.
3. Approval of pool filter replacement (\$1,500), security camera system (\$309) Wifi router (\$139), and C spire internet service agreement (\$80/month). Motion, seconded and approved by all in attendance.
4. Status of Collections and Financials: Assessments due over \$100,000, only \$60,000 is past due (24 houses a year or more). Budget is ahead of planned schedule. Everyone that is past due has a judgement or lien against them. Several houses were sent demand letters and have worked out payment plans. Bank balance is \$22,820 as of June 30th.
5. Status of Covenant violations and fines: Sammy makes frequent rounds. 3 houses have not fixed documented problems and have been assessed the first round of fines:  
113 Trailbridge Crossing (Yard Maintenance)  
101 Bainbridge Bend (White Van parked on the street)  
104 Bridge Hollow Lane (Trailer parked in Driveway)  
The cards will be issued first as a courtesy notice. Once the fines begin the first fines and subsequent fines will be sent via certified mail. This gives each homeowner more time than what is shown in the covenants.
6. Yard of the Month Nominations:  
106 Meadow Park  
116 Bridgewalk Drive  
101 Bridgeton Court  
110 Bridge Park Drive (consensus from decorating committee)
7. Capital Improvement Project List Discussion: general discussion included adding a separate project to move the pool gate back under the archway. A lengthy discussion was had on the fence along Bainbridge Parkway. Many ideas were discussed and the list will be sent out to all the homeowners in October so that homeowners can add comments and other projects to the list.
8. General Discussion:

- In October the board needs to send out nomination requests for people interested in serving on the board along with the Capital Improvement Project List
  - Offer to pay for half of the fence repairs for each homeowner along Bainbridge Parkway
  - Several Storage buildings have been built, but the Architectural Review Committee has not approved anything. Follow up with the homeowners and make sure Homeland knows a point of contact on the ARC.
  - Follow up with the welcoming committee to make sure they are talking to new homeowners, create a flyer that they can give to new homeowners with information about the neighborhood.
  - Create a quarterly newsletter that will go out in the next week outlining what has been done so far, a way to contact the board and Homeland, mention the cat traps
  - A small number of houses do not have a mailbox but use a PO Box, Board discussed not forcing someone to use a mailbox.
  - Pool cleanliness continues to be an issue, even with all new equipment. The board will contact ASP and hold them accountable and discuss ways to make sure that the pool is properly maintained with the correct chemical balance. We will request that a chemical stockpile be placed at the clubhouse for the board or a future Pool Committee to use in between weekly pool cleanings. Further discussion needs to be made on the creation of a pool committee.
  - Kids in the pool keep being a problem- it was discussed to change pool rules to require kids to be 16 to use the pool by themselves.
  - The covenants are difficult to read and understand because of all of the legal language. It was proposed that a summary of the covenants be made and summarized on the website.
  - Get the sheriff's office to come out and look at camera locations.
9. Adjournment- with no further business, the meeting was called closed at 3:38p.m.