

## Quick recap

The board meeting began with introductions and administrative matters, including discussion of Christmas cards and financial updates showing 95% dues collection. The group reviewed infrastructure needs and maintenance plans, covering road work, deposit fund management, and various construction-related concerns. The board addressed signage requirements, parking issues, and ongoing mediation needs regarding illegal short-term rentals, while also discussing the redistribution of maintenance duties among board members.

## Next steps

- [David: Get a quote from Dan Keurig on the cost of 8 new no-outlet/dead-end signs \(including options for signs with arrows and using existing posts\), and report back to the board.](#)
- [David: Get a quote for a "no parking within X feet of dumpsters" sign \(with arrow\) for the dumpster area, and present to the board for decision.](#)
- [David: Email a copy of the HOA owner database \(Access file\) to Janelle for her to manage and update.](#)
- [Janelle: Manage and update the HOA owner contact database, including adding capability for second email addresses per household as needed.](#)
- [Tony: Provide David with a list of property owners who need to take corrective action regarding mud/trackout issues for follow-up.](#)
- [David: Follow up with the owner of the new build on C24 to get a completion date for required drainage and gravel corrections, and ensure all issues are resolved.](#)
- [Tony: Reorient and/or move the multi-sign post at the bottom of Cedar Ridge Drive so signs are visible and replace/repair as needed, including ensuring the HOA owner use only sign is visible and appropriately sized.](#)
- [Tony: Look into replacing the short Cedar Ridge Drive/Highway 89 signpost with a taller one for better visibility.](#)
- [Tony: Coordinate with David and Robert to remove the gates at the dumpsters this Saturday, and notify them of the exact time.](#)
- [David: Call Tracy McKay to schedule a Zoom mediation meeting between the HOA board and the McKays for the first or second week of December.](#)

- [Dan: Monitor the Red Cabin for any further illegal rental activity and ensure compliance.](#)
- [David: Reach out to Lance Bourne to confirm if the Red Cabin owners have paid the reduced fine or are appealing.](#)
- [David: Update the "Hot Topics" announcements section on the Bridgeland Village website and update the email contact link to go to the President's mailbox.](#)
- [Tony and Spencer: In spring, coordinate on evaluating and planning for future road maintenance, MAG water application, and related logistics \(including parking lot expansion and water truck scheduling\).](#)
- [Dan: If learning of available clean fill during his work on the Garden City roads committee, inform Tony for possible use in HOA parking lot expansion.](#)
- [Tony: Continue to seek and accept free fill/dirt for the new parking lot across from the dumpsters.](#)
- [David: Get a copy of the HOA's insurance policy from Tiffany for personal records and board files.](#)

## **Summary**

### **Board Meeting Introductions and Updates**

The meeting began with David and Bob discussing Christmas card mailing lists, followed by introductions and small talk with new board member Brett, who is building a part-time residence on D18. The meeting was delayed slightly as some board members were still joining, with Janelle offering to text absent members. David noted that Dan was expected to join from Colorado, and the meeting was set to start at 7.05 after the 7.03 mark.

### **HOA Financials and Construction Updates**

The board reviewed the HOA financials, noting that 95% of dues had been collected and expenses were on par with budget. They discussed upcoming road and grading work, which Tony confirmed would likely begin in late spring or early summer. The board also addressed unclaimed construction deposit funds, with David explaining that he had contacted several homeowners to return their unused deposits. They agreed to continue verifying the status of remaining construction projects to determine when deposits could be returned.

### **Deposit Returns and Road Issues**

David explained the process for returning deposit money to homeowners, which is based on half of their initial deposit. He mentioned that he had started calling people to clarify the

status of their deposits, as some funds might not be fully theirs. Tony raised concerns about trackout issues, particularly on Mahogany Road, where he observed mud and gravel problems. David noted that concrete had been removed from Mahogany Road, but Tony suggested that the construction agreement might need to be updated to require homeowners to install culverts and gravel to prevent trackout. Spencer inquired about new parking space development west of the lower dumpsters, which Tony confirmed was part of a long-term plan to create more parking by grading and graveling the area in the spring.

### **Infrastructure and Operations Planning Meeting**

The board discussed several infrastructure updates, including the replacement of three non-functioning fire hydrants and plans to relocate others further from roads. Tony reported progress on finding free fill dirt for road maintenance, with Dan Carrick helping to connect with construction sites. David raised concerns about Bridgeland Water's upcoming rate increase request to the state, prompting plans for a special meeting to develop a preemptive strategy. The board also discussed the need to redistribute duties, with David currently handling president and secretary roles while Tony manages winter/summer road maintenance, weed control, and culvert inspections. The board invited volunteers to take on specific duties to share the workload.

### **Volunteer Roles and Database Management**

Janel agreed to manage email addresses and phone numbers, and David offered to provide her with a database to work with. They discussed modifying the database to accommodate two email addresses per household. David asked Janel if she would be willing to take over the secretary duties, including managing the annual meeting, but she preferred to focus on the email management initially. Dan and Tony volunteered to work on winter snow removal management, with Tony offering to sell his equipment to a potential buyer. Spencer expressed interest in helping with summer road maintenance.

### **Road Maintenance Logistics Planning**

The group discussed logistics for upcoming road maintenance tasks, including mag water application and culvert installations. Tony confirmed he has plans for summer 2024 but will need to coordinate with Spencer for 2027, including identifying a new parking location for double-tanker trucks if Rocky Point isn't cleared by then. The team agreed that Spencer would handle weed control, while Robert expressed interest in managing culvert installations, though he would need to coordinate with Tony on specific details. They also discussed the need to schedule a water truck for road watering before mag water application, with Tony noting that local hydrants can be used for this purpose.

### **Culvert Maintenance and Storage Solutions**

The group discussed maintenance of culverts, with David and Tony sharing their experiences with cleaning and preventing debris buildup. They agreed to help remove gates from dumpsters over the weekend, with Robert offering to assist. The team also discussed storage solutions for equipment, with David suggesting the possibility of purchasing a storage container. Janel inquired about the frequency of using stored items, and Tony mentioned potential future needs for signposts and other equipment. Finally, David informed the group about a recent violation related to mud tracking from a new construction site, which the developers were responsive in addressing.

### **Subdivision Sign Maintenance Discussion**

David visited a property owner to discuss ongoing maintenance issues and found that some tasks had not been completed. He plans to follow up with a request for a suspense date for the remaining work. Janel proposed replacing or adding 8 no outlet or dead end signs in the subdivision, and David agreed to get a quote from Dan Keurig for the cost of the signs. The group discussed the possibility of attaching smaller no outlet signs to existing street sign posts to save money and avoid the need for new posts. Tony mentioned that some signs are in inconvenient locations and suggested moving them to the other side of the road if possible.

### **Signage and Legal Issues Review**

The board discussed several signage issues, including the need for new "no outlet" signs and addressing problems with people using ATVs to access trails through private property. They agreed to get quotes for 8 new rectangular signs, with David taking the lead on obtaining estimates. The board also discussed a mediation session needed with the McKay family regarding a \$36,000 fine for illegal short-term rentals, with Dan planning to contact Tracy McKay to schedule the meeting before the holiday season. Additionally, they addressed concerns about parking near dumpsters and agreed to consider installing new signs to prevent overnight parking.