

Bridge Mill Homeowners Association Open Session Minutes

NOV 18th, 2021 @ 6:00 PM

Meeting held at: 2172 Ironbridge Court, Lafayette, IN

Open Board Meeting

1. **Establish a Quorum & Call to Order** – Jeremy Shiflett, Adam Ostein, Troy Geisler and Holden Kelly were present. Those present constituted a quorum. Jennifer Cassady, with Main Street Management, were also present. Adam called the meeting to order at 6:03 pm.
2. **Meeting Minutes** – Meeting Minutes from the September 22nd meeting was presented and approved.
3. **Reports – Old Business**
 - a. **Treasurers Report** – Current financial was reviewed, all accounts are current as of 11/19/2021.
 - i. **Budget 2022** – Mgt and Board of Directors discussed current projects and future projects in the community.
 1. Budget put together by Property Manager Jennifer Cassady and presented to the board.
 - a. Board agreed to keep annual dues the same at \$400 in 2022.
 - b. Board agreed to keep the utility fee the same at \$55 in 2022.
 - c. Jeremy Shiflett, brought to the attention of the board that the septic system is getting up in age and will need major repairs/replacements. In an effort to be proactive Jeremy suggested to building of a reserve account with the goal of \$20,000 over the next 5 years. The board agreed with Jeremy's suggestion.
 - d. Motion to approve the budget was made by Ostein, 2nd by Shiflett, no opposition, motion carries.
 - b. **Covenant Violation Report** – Violation report was present by Jennifer Cassady. Property is doing well with only 7 violations listed. Trash cans being visible from the street being the main violation. Troy Geisler agreed to visit with the homeowners that had violations personally as an act of stewardship for the community. Troy will report back to Main Street with the results of the visits.
4. **New Business**
 - a. **Annual Dues Packet and Monthly Utility Fee Packets** - were present to the board by Cassady. Board reviewed the documents and approved both packets.

Shiflett made motion to approve packets, Kelly 2nd the motion, no objections motion carried.

- b. Annual Meeting** - Date for the annual meeting was tentatively set for January 18, 2022 at 6:00pm depending on the availability at the Heartland Church or other venue if church is not available.
 - i. President Adam Ostein has agreed to run the meeting and will put together a PowerPoint presentation for the meeting.
 - ii. Board will meet via email to put together meeting presentation
 - iii. Jeremy Shiflett announced that he will be stepping down as treasure and septic system manager and has agreed to help train the person on how the septic system works. The board thanked Jeremy for his time on the board.
 - iv. The board will be actively recruiting new members for the board.
 - v. Paperless invoicing will be presented at the annual meeting. Board will need to collect at least one email address from each homeowner to make this possible. Electronic invoicing will save the HOA hundreds of dollars in printing and mailing fees.
- 5. Open Discussion** – board asked Jennifer look at the contract with Republic to see if homeowners are able to get 1 free bulk item pickup per year.
- 6. Adjournment** - The meeting adjourned without objection at 7:05pm.