

Bridge Mill Homeowners Association Open Session Minutes

June 16th, 2022 @ 6:00 PM – 2172 Ironbridge Court, Lafayette IN

Open Board Meeting

1. **Establish a Quorum & Call to Order** – Adam Ostein, Troy Geisler, Kyle Kurtz and Holden Kelly were present. Those present constituted a quorum. Jennifer Cassady, with Main Street Management was also present. Adam called the meeting to order at 6:02 pm.
2. **Meeting Minutes** – Meeting Minutes from March 16, 2022 meeting were presented and approved.
3. **Financials** – HOA financials were reviewed and approved
4. **Old Business**
 - a. **Violations** – Board would like to look into amending the convenience to allow trash totters to be stored on the side of home with some sort of barrier making them less visible from the road. Possibly calling a special meeting or meeting by mail ballot.
 - b. **Septic Report** – At this time everything was running.
 - c. **Gravel on Septic Road** – Board approved the purchase 3 loads of gravel and the rental of the skid-steer for the project.
 - d. **Entrance** – Jennifer will continue to work on finding a contractor to fix the entrance sign.
5. **New Business**
 - a. **ACC Requests** – The board approved using DocUSign to speed up the ACC approval process.
 - b. **Budget 2023** – Jennifer informed the board that the 2023 budget process has started. Board stated they were happy with the current vendors. The trash contract is in place until December 2024.
 - c. **Front Entrance Sign** – Jennifer will obtain bids for tuck pointing repairs to the sign.
 - d. **Reserve Study** – Jennifer suggested the board look into having a reserve study completed. Reserve studies are used to make sure that the dues and in line with the projects that need to be competed. Major area of concern is the septic system.
 - e. **Preventative Septic Maintenance** – Kyle spoke with GodLove and they are too busy at the moment to start this project. Will look towards fall.
 - f. **Septic Parts** – Board is looking into a single location to store parts.
6. **Open Discussion** – Next meeting planned for 6:00pm, September 27, 2022 at Adam Ostein's house.
7. **Adjournment** - The meeting adjourned without objection at 6:53 pm.