

Bridlewood Manor Community Association

Board of Directors Meeting

November 15, 2022

Attendance:

Ben Fish - Board Member

Kyle Brown - Board Member

Brian Willmert-Board Member (Arrived at 7:05 pm)

Shannon Crum - Board Member

Joyce Hunt - Sequoia

Call to Order:

Ben called meeting to order held by electronic communication means due to the state of emergency declared by the VA Governor's orders Nos. 53 and 55 and at 7:01 pm, Shannon seconded.

Resident Forum:

7:04-Resident forum. Residents present, nothing to add.

Meeting Minutes:

Ben Fish approved prior meeting minutes. Kyle Brown seconded.

Committee Reports:

Architectural-Nothing to add

Lawn and Grounds-the board reviewed approved the gift card voted on via email for the residents who completed work around the dry pond. Kyle motioned to approve; Shannon seconded. (4-0)

Pool-The board agreed to remain with Paradise Pools for the 2023 pool season. They requested a clause to be added that if labor shortages occur, the HOA will be compensated. Also, Joyce will attempt to obtain quotes from a reputable contractor for pool bathroom repairs

Communication-nothing to add

Social-The Social committee will be conducting a Christmas decorating contest. Also, the board will be hand delivering welcome cards to new residents. Joyce will send over information of new residents to Ben and Brian.

Financial Reports:

The board reviewed the current financial report and status.

Management report: January 17, 2023, will be the next quarterly board meeting via Zoom.

Action items: nothing to add

Old Business: The board ratified the emailed vote to seed the hillside by the pool. Ben motioned to approve; Kyle seconded. (4-0)

New business: The board reviewed the deferred assessments resolution from Goldklang Associates. Shannon motioned that the association elects to apply all or part of the excess assessment income to the following year's assessments and that such final amount shall be at the Board's discretion, Ben seconded. (4-0)

The board reviewed the 2023 draft budget. Ben motioned to approve; Shannon seconded. (4-0)

Executive Session:

At 8:17, Kyle motioned to go into executive session. Shannon seconded. (4-0)

At 8:59, Brian motioned to exit executive session. Kyle seconded. (4-0)

At 8:59, Brian motioned to approve all action items during Executive Session, Shannon seconded (4-0)

At 8:59, Brian motioned to adjourn, Shannon seconded. (4-0)