

Bridlewood Manor Community Association

Board of Directors Meeting

January 17, 2023

Attendance:

Kyle Brown - Board Member

Brian Willmert-Board Member

Shannon Crum - Board Member

Charlot Bookal - Board Member

Joyce Hunt - Sequoia

**Call to Order:**

Shannon 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 7:03 pm

**Resident Forum:**

7:04-Resident forum. Residents present. Greens were stolen from the front sign.

Meeting Minutes:

Kye approved prior meeting minutes. Brian seconded. (4-0)

**Committee Reports:**

Architectural-Nothing to add

Lawn and Grounds-Board reviewed termination letter to Premier.

Pool-Reviewed pool management agreement. Kyle suggested a penalty for Pool Management Co. if the chemicals are missing or lifeguard doesn't show up. Joyce will add a line in the contract. Kyle suggested penalty should be \$100/day if chemicals are wrong or we are short lifeguards. Brian suggested a prorated daily amount.

Communication-reviewed a welcome letter to new residents. Kyle added a suggestion to add "committees" to a way that neighbors can get involved. Joyce will print it out to give to Ben for distribution.

Social- nothing to add.

#### Financial Reports:

The board reviewed the current financial report and status.

Management report: March 21, 2023 will be the next quarterly board meeting via Zoom.

Action items: nothing to add

Old Business: N/A

New business: Shannon motioned to approve HLS landscape co. Kyle seconded. (4-0)

Reviewed pool house renovation proposal. Kyle wanted to remove the line item “replacing toilets” and several residents believed the partition line item seemed expensive. Joyce will get two more quotes from Crystal and US Contractors.

#### Executive Session

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

At 9:00 Kyle motioned to exit executive session. Charlet seconded. (4-0)

At 9:01, Brian motioned to approve all action items, Kyle seconded (4-0)

At 9:01, Brian motioned to adjourn, Shannon seconded. (4-0)