

Bridlewood Manor Community Association
Board of Directors Meeting
March 31, 2026

Attendance:

Ben Fish – President
Kyle Brown – Vice President
Jen Torres – Secretary
Emmanuel Dormon – Treasurer
Brian Wilmert – Member at Large
Joyce Hunt – Sequoia Management

Call to Order:

The meeting was called to order at 7:04pm via Zoom. Ben motioned, Kyle seconded.

Resident Forum:

Meeting Minutes:

Kyle motioned to approve the January 20, 2026 minutes. Ben seconded.

Committee Reports:

- **Architectural/Covenants** – Annual Inspection Letter was sent 3-17-26.
- **Pool** – Merrimont Trace Pool Membership Rate – Ben moved to ratify by email vote. The County provided information on the required phone system for the pool. Joyce will provide cost analysis of options for landline, Mint Mobile, Boost Mobile, cost for other networks. Joyce provided proposals from contractors for repair of pool house.
- **Lawn and Grounds** – HLS Report was reviewed. The lights at the monument signs are repaired and functional.
- **Communications** – No progress on the best/no-cost/most efficient way to communicate with community
- **Social** – Nothing to report

Report of Management Agent:

- **Financial Report** – February 28, 2026. All in good standing - pool funds will provide surplus savings.
- **Management Report and Operational Calendar** – All good. Next meeting is July 21, 2026.

Action Items: Nothing to report

Old Business: Nothing to report

New Business:

- HLS Proposal for 2026 Irrigation Management Contract
 - No approval for hiring pre-season commitments. No payment will be made.
 - Jen motioned and Kyle seconded to approve the HLS proposal for \$1,105.00 at \$553 to start and \$552 to winterize.
- J&J Electric Proposal to Repair Lights at Monument
 - Batteries need to be replaced according to the report, but both lights are working. The proposal is denied. We can replace the batteries ourselves if needed.
- HLS Proposal for Tot Lot Mulch
 - This was just replaced last June. Providing a mat floor would cost \$15, 000 and is not a realistic option. Board decided to spread existing mulch by raking and wait until next year to refill.
- Concern from community member for development scheduled for Merrimont Trace that will abut Bridlewood Manor. Joyce will consult legal counsel for advice and draft a letter in response.

Executive session:

Ben motioned to enter Executive Session at 7:43pm and Kyle seconded.

- Sequoia Management Delinquency Report
- Chadwick Washington Collection Status Report
- Sequoia Management Violations Report

Kyle motioned to conclude Executive Session at 7:50pm and Jen seconded.