

Bridlewood Manor Community Association

Board of Directors Meeting

November 18, 2025

Attendance:

Ben Fish- President

Kyle Brown-Vice President

Emmanuel Dormon

Recording Secretary

Brian Willmert- Director

Jen Torres

Joyce Hunt-Sequoia Mgmt.

Megan Jenkins-Recording secretary

Call to Order:

The meeting was called to order at 7:03 via Zoom. Ben motioned, and Kyle seconded.

Resident Forum:

Nothing to report

Meeting Minutes:

Ben motioned to approve the September 16, 2025, minutes, Brian seconded. (5-0)

Committee Reports:

Architectural-The board reviewed ACC application for Lee and Beckee Bruno 12931 Crews Ct. Brian motioned to approve; Ben seconded. (5-0)

Lawn and Grounds-The Light on the monument needs to be repaired.
Board disapproved of fall flowers

Pool- Joyce gave update about Paradise Pools; Paradise Pools notice Bridlewood Manor want a refund, if no answer if given in a week cancel the contract.
Joyce will get proposals from more pool companies.

Communication- Brian to investigate a text application for sending mass texts to the community.

Social-Needs to manage the community sign to update current events

Financial Reports: Joyce reviewed October 2025 Financial Report

Management report: Next meeting is January 20, 2026, via zoom
Reviewed 2026 Board meeting schedule and Operational Calendar

Action items: nothing to report

Old Business:

Reviewed 2026 proposed budget. Brian motion to approve, Ben seconded, Jen voted no; motion passed (4:1)

New business:

2026-2028 Pool Contract Proposals: Joyce to get more information about pricing

Reserve Study Proposals: Jen motioned to approve PM+Reserves, Kyle seconded; (5-0)

2026-2028 HLS Landscape Maintenance Contract Proposal: Brian motion to approve renewing the contract for another 3 years; Emmanuel seconded. (5-0)

GoldKlang Deferred Assessment Resolution: Brian motion to approve; Kyle seconded; (5-0)

Water Fountain Repairs and Replacement Proposal: Brian motioned to approve the repair; Kyle seconded. (5-0)

Executive Session:

At 8:21pm Kyle motioned to go into executive session, Ben seconded. (5-0)

At 8:33pm Ben motioned to end executive session; Kyle seconded. (5-0)

At 8:33pm Ben motioned to adjourn; Kyle seconded. (5-0)