



**Bridlewood
Homeowners Association, Inc.**

NOTICE OF BOARD OF DIRECTORS MEETING

NOTICE IS HEREBY GIVEN of a meeting of the Board of Directors of Bridlewood Homeowners Association, Inc. will be held at the following date, time and place:

DATE: Thursday January 12, 2023
TIME: 6:30 p.m.
PLACE: East Lake Fire Rescue Station 57

Agenda for the meeting is as follows:

1. Call to Order
2. Roll call Establish Quorum
3. Proof of notice of meeting or waiver of notice
4. Approve Unapproved Minutes – October 6, 2022 Board Meeting
5. President's Report
6. Legal
 - 2668 Saddlewood (solar panels)
 - 5543 Stag Thicket (update)
7. Manager's Report
8. ACC Approvals
 - 2456 Appaloosa Trail Paint (mindful grey)
 - 2440 Saddlewood, widen driveway
 - 2727 Saddlewood, replace mailbox
 - 2763 Saddlewood, pavers around pool.
 - 5460 Stallion Lake Drive, existing shed
 - 2751 Saddlewood Lane, pavers around pool
 - 2619 Appaloosa Trail, plants to hide garbage cans
9. Unfinished Business
10. New Business

Will Pahlck
Licensed Community Association Manager

 - Replacing Grass at front entrance
 - Board Member Certification
 - Update Violation and Fine Letters
11. Adjournment



Bridlewood Homeowners Association, Inc.

Minutes of Board of Directors Meeting

Thursday January 12, 2023

A Meeting of the Board of Directors of the Bridlewood Homeowners Association, Inc. was held on Thursday January 12, 2023 at the ELFR Station 57

Call to order

The meeting was called to order by Association President Gary Robbins, at 6:30 p.m.

Calling of the Roll Call

The roll was called and Directors present were Gary Robbins, Eric Robles and Stewart Dehart, Tom Niemeyer, Bob McCall. A quorum of the board was established. Note that Will Pahlick of Management and Associates were present acted as recording Secretary.

Proof of Notice of Meeting – Notice of the meeting was posted by Tom Niemeyer.

Approval of Minutes

October 6, 2022 Board Meeting

ON MOTION: Duly made by Tom Niemeyer, seconded by Eric Robles and carried unanimously. **RESOLVE:** To approve the minutes as submitted.

President's Report – Gary Robbins, gave the President's Report.

Legal:

- 5543 Stag Thicket. Next step Litigation.

- The fine committee met and upheld the \$1,000 fine imposed for installing solar panels without approval and installing solar panels on the front roof in violation of the HOA's guiding documents. In a previous agreement with fine committee, it was agreed to remove or move the solar panels from the front roof by the end of December 2022, but was not completed. Mrs. Imai attended the board meeting to say that she never received approval for moving the panels. The board said that they would look into the matter and would consider reducing or eliminating the \$1,000 fine, but the solar panels would still have to be moved to comply with the bylaws.

Manager's Report:

- Fishing in the ponds (Stallion Lake) suggested private property signs, or notifying the authorities of a trespasser.

Continuation of Legal

ACC Approvals:

- 2440 Widen Driveway
5460 Shed
2456 Appaloosa Trail (paint/mindful grey)

New Business:

- Update Violation and Fine Letters,
Courtesy letter, Penalty info into fine letter, Final letter.
- ACC (Paint)
AIR BnB (Rules) Can they continue in the Neighborhood

Next Meeting is February 9, 2023 at 6:30pm.

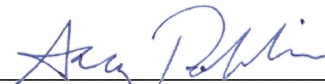
No other business to come before the board,

ON MOTION: Duly made by Gary Robbins, seconded by Stewart Dehart and carried unanimously. **RESOLVE:** To adjourn the meeting at 7:11 PM.

Submitted by:

Property Manager, Will Pahlck

Approved by:



Gary Robbins, President