



**Bridlewood  
Homeowners Association, Inc.**

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**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 June 8, 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 – May 11, 2023 Board Meeting
5. President's Report
6. Legal
  - 5543 Stag Thicket (update)
7. ACC Approvals
8. Unfinished Business
  - Short Term Rentals
  - Discuss Special Assessment, Vote
9. New Business
  - Collections Procedure
10. Adjournment

Will Pahlck  
Licensed Community Association Manager



## **Bridlewood Homeowners Association, Inc.**

### **Minutes of Board of Directors Meeting**

#### **June 8, 2023**

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A Meeting of the Board of Directors of the Bridlewood Homeowners Association, Inc. was held on Thursday June 8, 2023 at the ELFR Station 57

#### **Call to order**

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

#### **Calling of the Roll Call**

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

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

#### **Approval of Minutes**

05-11-2023 Board Meeting

**ON MOTION:** Duly made by Gary Robbins seconded by Tom Niemeyer and carried unanimously.

**RESOLVE:** To approve the minutes as submitted.

- **President's Report** –Gary Robbins gave the President's Report. Gary spoke about the need of the entrance committee and gave the update that a couple of members are interested.
  - **Legal:** 5543 Stag Thicket (update) Judge granted homeowners 120 to get new sod planted. Updated photos will need to be submitted to the judge once compliance has been achieved. If needed the Judge stated that she would drive to the property and investigate the lawn herself after the 120 days.
  - **ACC Approval-** ACC approvals. Motion by Gary Robbins, 2<sup>nd</sup> Stu Dehart, All in favor
- Manager's Report: N/A**

**Unfinished Business:** Short Term Rentals- Motion by Tom Niemeyer, 2<sup>nd</sup> Stu Dehart, All in favor to Approve limit on short term rentals. Attorney will determine if it will be a Resolution or Amendment.

Special Assessment- Motion to Approve by Gary Robbins, 2<sup>nd</sup> Tom Niemeyer, All in Favor, Motion Passed

**New Business:** Collections Procedure-

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Will explained fee (dues) and the collection process to the members and board who were present.

**General Discussion:** Next Meeting is July 13, 2023 at 6:30pm.

And it was,

No other business to come before the board,

**ON MOTION:** Duly made by Stu Dehart, seconded by Gary Robbins, and carried unanimously.


**RESOLVE:** To adjourn the meeting at 7:05 PM.

Submitted by:

Approved by:

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Will Pahlck, Property Manager



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Gary Robbins, President