



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 April 11, 2024**

**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 – March 14, 2024 Board Meeting
5. President's Report
6. Treasurer's Report
7. Legal (update 5543 Stag Thicket Case)
8. ACC Approvals
9. Unfinished Business

Vinyl Fence Update 2754 Saddlewood Ln

HB919 "Homeowners Association Bill of Rights"

10. New Business

Short Term Rentals (Air BnB, VROB, etc.)

11. Adjournment

Will Pahlck  
Licensed Community Association Manager



**Bridlewood Homeowners Association, Inc.**  
**Minutes of Board of Directors Meeting**  
**April 11, 2024**

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A Meeting of the Board of Directors of the Bridlewood Homeowners Association, Inc. was held on Thursday April 11, 2024 at the ELFR Station 57

**Call to Order**

The meeting was called to order by Association Manager Will Pahlck, at 6:33 p.m.

**Calling of the Roll Call**

The roll was called, and Directors present were Eric Robles, Randie Delise, Gary Robbins, Bob McCall. Janet Goldin, Buddy Gulliford were 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 Eric Robles.

**Approval of Minutes**

03-14-2024 Board Meeting

**ON MOTION:** Duly made by Eric seconded by Randie and carried unanimously.

**President's Report** –Gary Robbins gave the President's Report to the members. Update on leaning block wall.

**Legal: Update 5543 Stag Thicket:** Judge ruled that Bridlewood HOA was the prevailing party and awarded attorney's fees.

**ACC Approvals: 5487 Stag Thicket-** Board to take a second look at originally denied colors.

**Unfinished Business:** Vinyl fence located at 2754 Saddlewood Lane. Apex Exteriors submitted proposal for \$485 (removal of (1) existing fence panel, replacement with (1) new panel, concrete footings)

**HB919 "Homeowners Association Bill of Rights":** Will, read HB919 to the members and answer any questions.

**New Business:** Short Term Rental (Air BnB, VRBO, Etc.) In favor of ban. If yes, what time frame (1,3,6,9,12) months.

**General Discussion:** Eileen O. 5487 Stag Thicket spoke to the ACC board about her denied ACC Application to paint her house. Had asked why her original color was denied. She expressed to the board that she teaches color theory and has a master's degree in art. Stated that she has seen other houses in the association with gray roofs/brown exterior that were

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approved. Her question to the board was why her choice of gray paint/tan-brown would be denied. The board agreed to take a second look at this application.

Next Meeting is May 9, 2024, at 6:30pm.  
No other business to come before the board,

**ON MOTION:** Duly made by Gary, seconded by Bob, and carried unanimously.

**RESOLVE:** To adjourn the meeting at 7:52 PM.

Submitted by:

Approved by:

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Will Pahlick, Property Manager

  
\_\_\_\_\_  
Gary Robbins, President