

April 2025 Meeting Minutes

APPROVED _____

Brookridge Quarterly HOA Board Meeting

Tuesday, April 8, 2025 @ 5:30pm at Russell Property Management (RPM) office.

Call to Order: Meeting called to order 5:43pm. Amy, Barbara, Ben present. Peggy running late. Joan will not be attending this evening.

Approval of Minutes:

Review board meeting 01.07.25 minutes. Barbara motion to approve. Amy seconded.

Business Reports

Financial Review:

Moving the \$1350 charge for removing tree near Quail Ridge from "Pine straw and Mulch" to "Landscaping Other" category on the P&L Budget Performance spreadsheet.

Reviewed delinquent account. Estate is aware and is going to pay past due balance and manage monthly dues moving forward. We also have new email contact for this home.

Corporate Transparency Act \$175 charge paid before the requirements were changed. We will not have to worry about this moving forward.

Landscaping Review:

Review estimates for potential repair of irrigation on berm. Will table for now and add a line item in the 2026 budget for irrigation repair.

Review quote for landscaping edging border at entrances as they are widening due to edging. We have quote from WAC for \$2500 for all entrances. Amber is going to seek quote from other vendors.

Discuss trimming bushes under cherry trees that are growing into their branches. 1901 and 1903 Red Bud Circle berm. WAC said this might require hand trimming. They would charge extra. Board decided to leave be for now.

Reminder to discuss getting quotes for landscaping in September.

Hospitality Review:

Board had previously decided to host 2 events in 2025. Sunday May 18th from 3-4 get together. Meet, Great and Sweets. Amber will develop a flyer and send to homeowners.

Rules and Regs:

January 8th message sent to residents to encourage maintenance of doors, windows, shutter, garage doors, and mailboxes.

117 Bells Street landscaping plan approved.

2636 Brookridge Thompson's Clear fence stain approved.

2602 Brookridge garage door replacement. Exact replacement approved.

2610 roof replacement Black Moire approved.

Other Business: Ben created ticket with city to replace neighborhood watch and no soliciting post that was apparently run down. This has been completed.

Contract renewals for Landscaping and Russell Property Management (RPM) to be discussed at October meeting.

Next 2025 Board meeting:

July 15

October 7th

ANNUAL November 11th 6pm-7pm

Adjourn: 6:50pm