

Brookridge HOA Minutes of Annual Members Meeting

March 22, 2025

The meeting was called to order at 10:00 a.m. by President Steve St. Amand

Members present; Pres. Steve St. Amand, V.P. Bob Cave, Sec. Linda Christiani, Philip Pratley, Lon Mishler, Doug Smith, Gloria Smith, Lori Rolfsmeier, Steve Rolfsmeier, and Michele McCuiston.

A quorum was determined to be present.

Proof of notice was presented.

A motion was made by Steve St. Amand and seconded by Bob Cave to approve the minutes from the January 4, 2025 meeting.

Financial Reports:

Doug Smith presented a comprehensive report of the 2024 Brookridge financials.

He explained our 2024 budgeted amounts and the actual amounts spent in 2024. He broke down where each payment went and any shortfalls that occurred in the 2024 budget. The need for a new pool pump and a new pool filtering system were two emergency expenses not budgeted for in 2024. Pres. Steve St. Amand approved those emergency expenditures at that time. It was discussed and agreed that bigger expenses such as these would need to be paid from reserve money in the future.

A shortfall of \$545.00 occurred due to non-collection of HOA dues on the sale of 3429 Brookridge Lane. Pres. Steve St. Amand explained he spoke with the River Wilderness representative before the sale stating what was due to Brookridge HOA.

Bob Cave will coordinate with John Luchkowec, the property manager of River Wilderness, to follow up on this situation and ensure we receive all payments due on future sales.

Cash balance at the end of 2024: \$8,275.85

Reserve amount: \$4,965.00

2024 receipts in excess of payments: \$1,348.48

A motion was made by Linda Christiani and seconded by Bob Cave to move prior years receipts in excess of payment, \$1,962.37, from operational funds to the reserve funds. The motion passes unanimously.

The budget for 2025 and the homeowners HOA dues were kept at the same rate as 2024. Future contributions to the reserve will be decided at the end of the year.

Bob Cave presented the financials for 2025. As of March 22, 2025 all homeowners are up to date on their HOA dues. Three homeowners have paid for the full year. Five homeowners have paid for half the year and twelve homeowners have paid the first quarter dues.

He also provided a detailed list of all payments made so far this year. Lawncare and pool service charges for December 2024 were paid in 2025.

It was discussed and agreed any unbudgeted expenditures in the future would need the approval of both the President and the Vice President of the HOA.

Clean -up of the Creek. The clean-up of the creek has not been completed but is on the list of River Wilderness improvements. Some debris has been removed but areas still remain in need of clearing. Philip Pratley noted much of the debris removed was throw into the preserve side of the creek, possibly creating a problem in the future. Linda Christiani will follow up with the River Wilderness representative about our concerns.

Updates on Improvements Completed in 2025

The mold and cracks on the pool deck and along the coping have been cleaned and repaired. The whole deck surface has been repainted. This was done by Brookridge volunteers. Thanks to Paul Christiani and Steve St. Amand.

The mulch for the community was ordered and spread along the common areas. Thanks to Steve St. Amand, Paul Christiani, Bob Cave and Steve Rolfsmeier.

The backflow inspection has been scheduled for April. Damn Good Plumbing will do the inspections at the same rate they charged last year.

2025 Planned Projects

Social events with neighbors at the pool.

Tree trimming will be scheduled at the appropriate time.

Comments and Question

Much thanks to Doug Smith for all his hard work with our 2024 budget report. Hiis attention to detail makes understanding the budget very clear.

Thanks to Bob Cave for very clear information on the 2025 budget.

Michele McCuiston thanked the board.

Thanks to all who help make our Brookridge neighborhood a great place to live.

