Minutes from BHHOA Annual Meeting November 6, 2025 7:00 PM at the Summit County Council Chambers

1. Tracy: Call to Order
2. Filing of Proxies: Submitted to Carleton
3. Filing and Approval of Minutes – Carleton Watkins (Secretary)
    a. Minutes from 2024 Annual Meeting sent on 23 November 2024 and posted on the website. No changes were requested.
4. Financial report – Tina McCluskey
    a. Reported. The report to be attached with these minutes or sent separately.
5. Reports of Officers, Boards and Committees
    a. Weeds – Mike McCluskey (Tina read Mike's report.):
        i. Volunteer Role Scope
        I'd like to take a moment to clarify the scope of this volunteer role. My responsibility is to help contain weeds along the roadways and in common areas such as around garbage bins, mailboxes, the pump house, the main tank, and the well.
        ii. This role does not include managing weeds within individual lots. However, on a few occasions I've stepped in to address larger infestations when needed.
        iii. Reminder for Lot Owners
        Each property owner is responsible for managing weeds on their own lot. If you have any questions about what that entails or need guidance, please feel free to reach out to me directly.
        iv. 2025 Report
            1. Conducted a full community spray in early June, which identified infestations across BH, Spring Hill, and Oak Haven.
            2. Completed four follow-up sprays focused on areas with recurring growth.
            3. Performed manual digs around the pump houses, well, and main tank to further control weed spread.
        v. 2026 Plan
            1. Schedule the first full spray in early summer (around early June) when new growth begins.
            2. Conduct follow-up spot sprays and digs in areas showing signs of infestation.
        vi. Infested Properties
            1. There are three lots that have shown recurring or severe infestations this year or in past years. I'll be monitoring these areas closely. If infestations return at similar levels, I'll notify the respective lot owners so they can address the issue promptly.
        vii. Thank you all for helping keep our community maintained and looking its best.

viii. Scott reiterated that each owner responsible for weed control on their property.

b. Architectural Review – Tracy
    i. Applications and approvals
        1. None outstanding
    ii. Out of compliance update
        1. 2 out of compliance
            a. Shed put up but not approved
            b. Approved erroneously

c. Roads – Tracy
    i. Maintenance & Spending Report – 2025
        1. Tracy
            a. We've spent a little under that was planned, not including unexpected costs on Bridge Hollow Dr. Otherwise, the roads in pretty good shape
    ii. New plan going forward. Approved 5-year plan from last year with necessary adjustments; Tracy discussed
        1. 2025 – Patches and Chip seal as much of Bridge Hollow/West Spring Hill as possible. (Results given)
            a. Chip seal on Bridge Hollow Drive is delayed until responsibility for that work is determined.
        2. 2026 – Patches and Chip seal Overlook and North Ridge
        3. 2027 – Patches and Chip seal East Spring Hill, Deer Haven and Oak Haven
        4. 2028 - Patches and crack Seal
        5. 2029 & Onward – Minimal Patches, Crack seal & Chip seal where needed.

d. Gate – Tracy
    i. Report – 2025
    ii. Improvements and Damages. Approximate schedule
        1. We've decided not to redesign due to cost.
        2. Replacement cost and schedule:
            a. A purchase order was sent to the provider. The APPROXIMATE date of installation is 9 Dec.
            b. $12K was paid by the responsible party.
                i. Both gate leaves will be replaced.
            c. Provider: Wasatch Access Solutions.
    iii. Directory requests
        1. Tracy: As always, if you want your name in the keypad then email your request to Tracy.
    iv. App availability
        1. Opening up requests for app purchase during the month of December.
        2. $15 annual cost
        3. If you're already signed up then we'll assume you are renewing and your account will automatically be renewed.

e. Snowplow Committee – Tracy
    i. Shane Wilde was selected instead of Black Dog for just this year to start.
    ii. Contractor selection considerations:
        1. Black Dog salt cost was not fixed.
        2. Oakley contractor's bid came in late but we opened it and his bid was still not competitive.
    iii. We will go out for 3-year bids next summer.

f. Tee Post Committee – JS & CW
    i. not much info from them this year

6. Unfinished business - None
7. New Business
    a. Read/keep and read your emails from the HOA. Many calls and email questions could be answered by reading emails sent by the HOA.
    b. Pick up Trash in the community.
        i. Trash in the community this year is better than last.
        ii. Last year Tracy put trash out to see who would pick it up or just walk past it.
        iii. We're doing much better this year than last
    c. Wanship Water plans to begin activities through Bridge Hollow with their new Water line and tank Spring of '26
        i. Will discuss in depth at the January 2026 Water Board meeting.
    d. Discussion and voting on adding reinvestment and HOA setup fees for new move 'ins.
        i. Tina:
            1. Other HOAs that she works with have these fees.
            2. Tina does finances for other 13 HOAs.
            3. Example reinvestment fee:
                a. Reinvestment fees are generally 1.5% of sale of property. Reinvestment fees can be used so that we don't have to have assessments.
                b. Set up fees (to pay accountant) is generally $100.00.
                c. Barb motioned that we adopt a reinvestment fee.
                    i. This was seconded.
                d. Scott proposed a flat fee of $10000.
                e. 1.5% also proposed
                f. Mark: What would be the perception of prospective home buyers if we had such a fee.
                    i. Tina: Most other HOAs have these fees, so these fees would not be unknown to potential buyers.
                g. Tracy proposed that we have a vote on the motion. He asked those in attendance if they minded if we did voting by raise of hand. No one disagreed.
                    i. Paul motioned to institute the fees or not. Motion seconded.
                        1. Votes for the fees: 19
                        2. Votes against the fees: 5
                        3. Motion to have fees ADOPTED.
                    ii. Votes for fixed investment fees or percent of property sale:
                        1. Votes for percent of property sale: 17
                        2. Votes for flat fees: 6
                        3. Motion to charge an investment fee of a percent of home sale ADOPTED.
                    iii. Votes for the percentage amount to be charged for reinvestment fee:
                        1. Vote for .5% of purchase price: 9
                        2. Votes for .75% of purchase price: 13
                        3. Motion for the reinvestment fee amount to be .75% of home purchase price ADOPTED.

iv. Votes to determine setup fee amount:
    1. Votes for $150: 5
    2. Votes for $100: 19
    3. Motion to set the setup fee to $100.00 ADOPTED.

e. Report on status of interactions with Surrey Ridge
    i. Scott Ward
        1. For legal reasons not much can be said. But here is what can be said:
        2. HOA and the HOA board has been sued by Surrey Ridge
            a. Attorney says that we can only say that law suits have been filed and nothing more. Saying more would damage the process.
        3. There is progress.
        4. The HOA Board will not enter into any agreement without HOA approvals.
        5. Discussion about the road damages on west Bridge Hollow Drive
            a. Mark: didn't feel like we should have approved the initial offer from Surrey Ridge.
            b. Tracy: there was damage before SR did their construction so we shouldered that part of the cost.
            c. We won't know the final road repair costs to the HOA until there is a settlement with Surrey Ridge.

f. Election of the following Vacating Board Member positions:
    i. Tracy Otterness
    ii. Carleton Watkins
    iii. Chris Wilde
    iv. Nominations open
        1. Paul motioned that all of the above were nominated back to the board.
        2. Voting was unanimous that all of the above remain on the board for another term.

g. Other new Business
    i. Thanks to the board for all the work that we do.

8. Close

Attendee	Lot Number
Barb Williams	BH9
Scott and Dot Ward	BH26
Dan and Sue Lynch	BH35
Mark Rasmussen	BH7
Paul Ernst	BH15
David Powell (Deyhle)	DH5,DH6
Erinn Rasmussen	BH13
Robert Bernsten	BH31
Pat and Susan McCluskey	BH2
Thad Peterson	DH3
Rancy Lowman	BH29
Tracy Otterness	BH3
Kurt Batt	BH31
Tina McCluskey	BH8
Carleton Watkins	BH22