

Bridgewood Manor Board Meeting May 9, 2026 6:00-7:30

Attendees:

Brenda Wagstaff (Randall Welch Property Manager), Maranda Miller (President), Sheri Dubiner (Vice President), Alene Stringham (Treasurer), Karen Dohle (Secretary), Melanie Mithell/John Richardson (Board Member)

Minutes:

- Delinquency report reviewed. Multiple units are a few months behind.
- Rules and Regulations are now being enforced.
- Parking violations will begin.
- Discussion regarding parking issues, specifically with building 1 and 2. Parking striping could help with visitor parking issues and using the assigned parking spots.
- Parking map discussed and Karen Dohle (owner 2A) agreed to take the 2 parking spots close to the dumpsters in order to move forward with parking striping and avoid further delay of striping and disagreements with other unit owners.
- CC&Rs votes needed- no plan yet.

Votes:

- **Vote:** Parking striping pass **unanimously**

Action items: for Jessica (RW), Brenda (RW), Karen (BM)

- **Action:** Jessica update the HOA fee delinquency report.
- **Action:** update board report with list of the units that are on a payment plan to be up to date.
- **Action:** list of violations and what has been repaired/corrected.
- **Action:** add the smoking law verbiage to the newsletter and links
- **Action:** Police reports regarding the accusation of theft
- **Action:** send notice regarding rules and regulations.
- **Action:** Parking map with assigned unit numbers. Find old one and create a new one for new assignments for building 2
- **Action:** Karen to reach out and asking striping about red fire lane
- **Action:** Notice for building 2 owners about parking change. 2A- 2 spots by the dumpster, 2B on the building side, 2C building side and 2D building side.
- **Action:** is there a tree removal quote for the entire property?
- ~~**Action:** Karen to get the order for the \$150 service plan.~~ Brenda will reach out to Leo for the service plan and tree service will be started after board approval.
- **Action:** Jessica title search for Sue Ann property.