

BainBridge

Annual Meeting Agenda
Monday, April 28, 2025, 6pm
Pleasant View Elementary Cafeteria

- 1) Welcome & Introductions
- 2) Proof of Notice
- 3) Previous Meeting Minutes
 - a. 5.2.2024
- 4) Reports of Officers
 - a. 2024 Recap
 - b. 2024 Year End
 - c. 2025 Budget
- 5) Reports of Committees
 - a. ACC
 - b. Event
- 6) Unfinished Business
- 7) New Business
- 8) Election of Directors
 - a. 3 Positions
- 9) Q&A
- 10) Adjourn

BainBridge

Annual Meeting Minutes
Thursday, May 2, 2024
Pleasant View Elementary

Welcome & Introductions:

The meeting was brought to order at 6:00 pm by Wade Ramsey, President. There were 102 attendees by proxy and 50 attendees in person. There was not enough participation to meet the 60% required quorum, so the meeting was adjourned and reconvened immediately, meeting the 10% required quorum for a 2nd meeting, where no notice is required.

Proof of Notice:

Official notice of the annual meeting was sent by mail. Additional reminders were also sent out by email and posted on the community website. Those that did not receive either notice were asked to update their information by contacting management.

Previous Meeting Minutes:

The meeting minutes from 5.22.2023 were reviewed and approved with no changes.

Financial Report:

Wade started off the meeting with recap of what the Board has accomplished in the last year, along with some goals they have going forward.

A copy of the 2023 Year End financial statement and the 2024 budget was provided. Ann Marie reviewed and explained. The Association ended the year with a net income of \$61,964.64. The largest expenses were landscaping, management, pool maintenance, and irrigation maintenance.

Committee Reports:

ACC – this committee has its 3 maximum volunteers, and they are reviewing requests submitted by residents for home improvements.

Event – this consists of volunteers who step forward to plan specific events. Residents are encouraged to reach out if they would like to help. Neighbors in Need is a great event to help neighbors that may need assistance with something. Forms are online to submit for the project.

Unfinished Business:

There was no unfinished business.

New Business:

There was no new business.

Election of Directors:

Votes were collected and tallied with the proxies following the meeting. The two (2) board members with the most tallied votes were: Steve Elliott and Wade Ramsey, both returning members.

Miscellaneous:

There were a few questions about violations and landscaping concerns that were answered.

Adjourn:

With no further business, the meeting was adjourned at 7:20 pm.

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Balance Sheet For the Period Ended December 31, 2024

Assets

Current Assets

Cash

Operating Account (SW)	\$	195,990.32
Member Account (ICCU)	\$	25.00
Money Market (ICCU)	\$	50,773.96
CDs (ICCU)	\$	215,022.47

Total Cash \$ 461,811.75

Receivables

Accounts Receivable	\$	1,856.95
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Long Term Assets

Prepaid Expenses	\$	1,090.00
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Total Current Assets \$ 464,758.70

Liabilities and Equity

Current Liabilities

Accounts Payable	\$	1,600.47
Prepaid Assessments	\$	14,840.00

Total Current Liabilities \$ 16,440.47

Equity

Retained Earnings	\$	379,194.33
Net Income	\$	69,123.90

Total Equity \$ 448,318.23

Total Liabilities & Equity \$ 464,758.70

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2024 Year End vs. Budget & 2025 Budget

	2024 Actuals	2024 Budget \$720	2025 Budget \$720
Income from Operations:			
Regular Assessment Income	\$ 411,840.00	\$ 411,840.00	\$ 411,840.00
Late/NSF Fees	\$ 3,430.00	\$ 2,400.00	\$ 3,000.00
Pool Keys	\$ 425.00	\$ 200.00	\$ 200.00
Miscellaneous Income	\$ 2.68	\$ -	\$ -
Shared Irrigation Income	\$ 6,251.19	\$ 5,000.00	\$ 6,400.00
Transfer Fees \$150	\$ 4,350.00	\$ 1,500.00	\$ 1,800.00
Interest Income	\$ 9,671.63	\$ 5,000.00	\$ 8,000.00
Income from Operations	\$ 435,970.50	\$ 425,940.00	\$ 431,240.00
Operating Expenses:			
Management Services	\$ 39,237.35	\$ 42,594.00	\$ 38,811.60
Legal Expense	\$ -	\$ 1,500.00	\$ 1,500.00
Community Events	\$ 2,510.90	\$ 3,500.00	\$ 3,500.00
Signs and Web Fees	\$ 647.63	\$ 670.00	\$ 670.00
Security System R&M	\$ 890.87	\$ 1,320.00	\$ 1,320.00
Insurance D&O	\$ 646.00	\$ 1,743.00	\$ 1,743.00
Insurance Liability	\$ 7,618.00	\$ 7,643.00	\$ 7,650.00
State Income Tax	\$ 304.00	\$ 30.00	\$ 600.00
Federal Income Tax	\$ 1,645.00	\$ 1,500.00	\$ 3,000.00
Landscaping Contract	\$ 164,277.84	\$ 166,080.00	\$ 144,280.00
Landscaping Extras	\$ -	\$ -	\$ 31,188.37
Irrigation System R&M	\$ 12,469.84	\$ 15,000.00	\$ 15,000.00
Shared Irrigation Expenses	\$ 31,138.69	\$ 20,765.00	\$ 26,810.00
Pool Maintenance	\$ 28,906.65	\$ 33,220.00	\$ 27,970.00
Pool Extras	\$ -	\$ -	\$ 5,750.00
Playground Maintenance	\$ 2,407.00	\$ 4,700.00	\$ 4,700.00
Grounds Maintenance	\$ 15,699.32	\$ 23,550.00	\$ 16,050.00
Snow Removal	\$ 833.00	\$ 2,500.00	\$ 2,500.00
Janitorial Contract	\$ 15,214.00	\$ 17,272.00	\$ 17,820.00
Janitorial Supplies	\$ 538.28	\$ 700.00	\$ 700.00
Lighting R&M	\$ 4,251.17	\$ 5,650.00	\$ 5,650.00
Pest Control Services	\$ 675.00	\$ 900.00	\$ 900.00
Miscellaneous Repairs	\$ 4,009.86	\$ 5,900.00	\$ 5,100.00
Electricity	\$ 4,636.89	\$ 5,050.00	\$ 4,800.00
Internet/Phone	\$ 3,871.76	\$ 3,600.00	\$ 3,600.00
Gas	\$ 3,757.08	\$ 3,640.00	\$ 3,640.00
Sewer	\$ 1,786.42	\$ 1,760.00	\$ 1,760.00
Water Utilities	\$ 640.33	\$ 725.00	\$ 725.00
Trash Removal	\$ 471.84	\$ 490.00	\$ 490.00
Irrigation Water Assessments	\$ 17,761.88	\$ 18,220.00	\$ 18,220.00
Reserves	\$ -	\$ 35,718.00	\$ 34,792.03
Total Operating Expenses	\$ 366,846.60	\$ 425,940.00	\$ 431,240.00
Net Income (Loss)	\$ 69,123.90	\$ -	\$ -

Bainbridge HOA Annual Meeting 2025

Pleasant View Elementary School

April 28, 2025 6:00 PM

- ▶ Welcome, Introductions & Quorum Call
 - ▶ Wade Ramsey, President
 - ▶ Steve Elliott, Vice President
 - ▶ Nancy Pace, Treasurer
 - ▶ Shawna Green, Secretary
 - ▶ Pam Fizznolia, Director
 - ▶ Ann Marie Baird, Brighton (Property Manager)
- ▶ Previous Meeting Minutes
- ▶ Reports of Officers (2024 Recap & 2025 Budget)
- ▶ Reports of Committees (ACC & Events)
- ▶ New Business / Q&A
- ▶ Election of Directors
- ▶ Motion to Adjourn

2024 Financials & 2025 Budget

Committee Reports

- ▶ ACC (Architectural Control)
- ▶ Events

New Business / Q&A

- ▶ Please state your name & street name

- ▶ HOA@BrightonCorp.com to e-mail Board or property manager
- ▶ www.BrightonCorp.cincwebaxis.com for online portal access & payments
- ▶ www.BainbridgeMeridian.com for Minutes, ACC forms, Governing Documents

Elections

Fall 2024 Community Survey Feedback

- ▶ 42% response rate (~236 homeowners; almost 85% more than 2023)
- ▶ Common topics
 - ▶ 48% satisfied with landscaping, 33% dissatisfied (65/35% ratio in 2023)
 - ▶ 60% concerned about cars speeding & recklessness (up from 48%)
 - ▶ 33% concerned about traffic volume (36% in 2023)
 - ▶ 14% concerned about pool closures (42% in 2023)
 - ▶ 31% concerned about RV parking (driveways or streets; no change from 2023)
 - ▶ 77% consider dues 'about right' or a 'great value' (80% in 2023)
 - ▶ 80% opposed to In-And-Out location, 13% supportive

Reserve Study Forecast

- ▶ Estimates useful life of primary assets & estimated replacement costs
- ▶ Assumes 3% inflationary rate, prepared Aug 2021
- ▶ Forecast non-budget expenditures highlights:
 - ▶ 2026 \$123,633 (\$31k irrigation pump, \$44k in pool 1)
 - ▶ 2029 \$163,086 (\$115k fence replacements)
 - ▶ 2030 \$196,407 (\$118k fence replacements, \$42k in pool 2)
 - ▶ 2031-2040 \$1.35m (remaining fence replacements, widespread irrigation equipment, multiple mailbox cluster replacements, comprehensive pool equipment & facility repairs, playground equipment replacement)