

Red Bridge Homes Association

Meeting Minutes

Date and Time of Meeting: April 24, 2024 6:15pm	Location: Mid-Continent Public Library, Red Bridge Branch
Meeting Type: <input type="checkbox"/> General Meeting <input checked="" type="checkbox"/> Board Meeting <input type="checkbox"/> Committee	

- Attendees
 - Sharron Hill, President
 - Paul Blum
 - Eric Strautman, Secretary/Communications Director
 - Zachary Walsh
 - Rebecca Walsh
 - Greg Abernathy
 - Michelle Wisdom
 - Vince Liffick
 - Dawn Rice
 - Carol Calabrese
- ABSENT: Lynn Youngberg, Treasurer; Grant Shelnett
- Call to Order
 - The meeting was called to order by Sharron Hill. She welcomed the new members who were elected during the November annual meeting.
- Reports & Finances
 - Meeting minutes from the November annual meeting were reviewed and accepted by the Board.
 - The financial report from February, 2024 was provided for review and discussion, but copies were not provided for retention. The Treasurer Lynn Youngbert was not in attendance to discuss the finances.
- Motions, Votes, and Discussions
 - Sharron Hill provided some statistics for the Red Bridge HOA area and outlined the boundaries
 - Approximately 850 properties
 - 35 markers
 - 18 islands
 - Sharron stated that there is a total of 11 deed restrictions that apply to various properties within the boundaries of the Red Bridge HOA, and that members can obtain the one for their specific address by contacting the HAKC headquarters.
 - The by-laws were reviewed and it was agreed by the Board that they need to be updated as they have not been reviewed or modified since 2010. This will be revisited in the near future with assistance from HAKC headquarters.
 - It was noted that there is a very long list of residents who are delinquent on their HOA dues, with several having liens against their property. We were advised that collection and management of

- this is handled by HAKC, but that no member who is in default is eligible to serve on the Board until their dues are brought current.
- o A great deal of discussion was spent on the matter of markers and islands. Frustration was expressed that homeowners are unwilling to help with the maintenance of markers and islands near their homes, and Paul stated that homeowners have been reluctant to allow Board members to access their water to allow them to water plants or clean the markers. Several options were discussed, to include the use of ground cover on the islands to reduce the effort required for mowing and weed control, and the use of artificial plants/flowers in the urns to reduce cost and effort for upkeep. Vince Liffick and Greg Abernathy volunteered to take on the responsibility for maintenance of markers and islands.
 - o The annual garage sale was discussed, and a date was agreed upon for June 7 and 8, 2024. Dawn Rice agreed to coordinate the mailing of postcards with HAKC, to ensure timely delivery. Carol Calabrese and Michelle Wisdom agreed to take responsibility for the logistics of placing garage sale signs. Sharron stated that there is a storage unit on Holmes in Martin City that has the signs, and that she would provide the key to Carol and Michelle so they can place the signs. It was agreed that the signs should go up on the Sunday before the garage sale date(s).
 - o Discussion was held regarding recent posts on social media by members of the community expressing dissatisfaction with the Board. The Board agreed that many of the concerns were well founded, and that there needs to be improvement in communication and transparency from the Board, specifically ensuring that documents such as minutes and financial reports are posted on the HAKC website, and that Board members need to be responsive to inquiries from members. It was pointed out that no meeting minutes have been uploaded since 2022, no financial documents since 2021, and no newsletters since 2019.
 - o Discussion was held regarding a stronger focus on more community involvement. Suggestions included creating a Facebook group for the HOA, establishing a “welcome wagon” for new neighbors, hosting community events, creation (or re-creation) of a HOA newsletter, and possibly holding general meetings more frequently than once per year. There was discussion of creating various committees with multiple responsibilities, and inviting members that are not Board members to participate in those committees. Dawn Rice volunteered to create the Facebook group.
 - o Sharron, Paul and Eric all indicated that they were ready to retire from the Board, and it was determined that their term limits had been reached, so a vote was held to elect new officers with a transition period and target date for completion of the transition by the end of May. At that time, the Board and Officers will be announced.