



AT KIMBALL BRIDGE

October 12nd, 2025 from 5 - 7:00 PM
7 Tequilas 10945 State Bridge Road

Roll Call – Manny, Pam, Ken, Matt, Robby, Annette

Homes represented: 6

Treasurer's Report: Review of Budget & Cash flow statement, expenses questions answered/clarified. All dues paid for 2025.

Covenant Violations: It is not perfect yet but we are seeing signs of improvements with violations and covenant enforcements are being done. The usual violations are lawns, curbs and garbage cans.

Social: The Halloween party will be held at 10/31 at 4200 Pine Vista from 4:30 pm to 7:00 pm. This location has built in seating and a deck outdoors. They are the first house on the left at the main entrance.

Question and Answers session:

Homeowner with questions regarding tree issues with neighboring property, what the options are and what the city code is.

Why can't we do a 2 year stop on homes doing rentals and could we post the rentals?
To stop rentals, we would need 100% of the neighborhood to vote yes on such a proposal.
We are not a POA, pros and cons one being it gives a great deal of power to a HOA board.
Also, if we require those voting yes to abide by it when others vote No, those voting no would not be bound and therefore the board could not register as a POA in good conscience with that knowledge.
No, we cannot post rentals.

Annual Meeting – could it be held virtually or do one year in person and one year online?
Per our covenants we have to hold one yearly annual HOA meeting.

Question about utilizing the community Facebook page more.
Another homeowner cautioned that we all be mindful of those that do not use or are unable to use social media. Information has to get to everyone.

Parking issues with cars parking on the streets overnight.
The city code covers cul-de-sacs only, for safety reasons with emergency vehicles such as police, fire department and ambulances they must be kept clear.

For on the street parking, there is an HOA covenant that there is no on street parking over eight hours.

Discussion on potential annual dues increase.

Cost of everything has gone up. Review of upcoming incurring charges such as:
detention pond front and inside maintenance

fence line staining

landscaping which goes all the way down Kimball Bridge

Neighborhood signage – outdated and showing wear

Electrical boxes eventually need replacement – upgrade and maintenance were done

Landscaping costs have doubled in the last ten years

We have big expenses but nothing that would require an assessment at this time.

No further discussions/questions.

Meeting adjourned.