Highbridge Board of Directors
Meeting Agenda
Date: 4/14/2026
Time: 5:30 pm

Type of Meeting: Board Meeting
Invitees:

- Christine Caponigro- President
- Trina Hamel- Vice President
- Julie D'Angelo- Treasurer
- Susan Porter- Secretary (absent)
- Chris Booker- Member at Large

Call Meeting to Order: 5:35 pm.

Approval of Previous Meeting Minutes:

- Motion to Approve: Christine Caponigro
- Second: Trina Hamel

Updates/Concerns:

- February financials are good
- Andrea is getting additional bids on the garage power washing. Shooting for this to be done the first or second weekend in May.
- Cars will need to be out of the garage overnight
- Ryan (insurance agent)- there have been changes in the insurance industry relating to financing on condos, lenders now want to see 15% instead of 10% of budgets going to reserves. We have more than 15% of the budget going into reserves, so we are in a good place.
- We still need an updated reserve study, so we are budgeting based on the new study.
- We will do a full reserve study after the west roof has been completed.
- Fence in the dog run. Neighbors put it back up, but there is a gap between the ground and the fence. Concern about small dogs getting under the gap. Will need a solution to this.
- The gate still needs to be fixed
- Have an extension on tax return; paid 4K now, and the accountant said to anticipate 3K estimated taxes per quarter for the rest of 2026.
- Neighborhood cleanup will be on April 22nd from 10-1. Received lots of coupons from neighborhood businesses to give to participants.

Social Committee:

- n/a

Members Concerns:

- n/a

Adjourn: 7:00 pm