

Bristol Park HOA
Monthly Meeting August 20, 2015

The monthly meeting of the Bristol Park Home Owners Association was called to order at 7:15 pm at the Bristol Park Pool.

There were seven members and officers present.

A quorum of the Board of Managers was not present. The following items were presented for board consideration and actions to be taken at a later date.

1. The July financial report will be submitted electronically to the board by Treasurer Janice Morgan for approval. Report to be posted on the HOA website.

2. Rod Chew from State Farm Insurance was present and reviewed our coverage with State Farm Insurance. He explained an additional option for Directors & Officers Liability. This option covers legal defense costs for claims seeking non-monetary relief, such as suits against board members involving association regulations or rule enforcement. Claims seeking non-monetary damages make up the majority of claims against condominium and homeowner association boards.

The treasurer will submit an application to Rod Chew for a price quote on the option.

3. Lawn Boy Landscaping and Design submitted bids to do needed clean up and repair on four separate areas. 1.Clean-Up of Southeast Common Area \$415.00. 2. Irrigation Repair West Entrance \$455.00. 3. Fence Repair West Entrance \$445.00. 4. Irrigation Repair South Entrance, Stuck Valve and Leaking 197.00.

4. A member asked the board to address an ongoing problem of numerous commercial business vehicles being parked on the street in front of residences in violation of Covenant restrictions Article 7.2 and 7.12.

5. Several members presented their concerns about the condition of the pool and the lack of management by North West Pools to maintain water quality and a clean facility. Chlorine levels at 0.5; dirty restrooms, gate security and nonmember admittance by pool personnel were some of the issues.

The president of Northwest Pool Management, Thomas Keller will be asked to attend the September board meeting to review the pool contract before its renewal in October.

6. Board member Lanny David requested that after the pool closing in September that the ATT telephone and the ATT Uverse accounts be shut off to save money. The annual cost of these two services is \$2,800.00. Having these services available during the pool season only would save the association approximately \$2,100.00.

A list of off season pool area maintenance items was also presented for the board's consideration.

Ranked by Urgency

- 1) Replace Strip Drain in concrete that runs north to South on East side of Pool. The present drain is broken in several places allowing sharp openings that can cut bare feet, especially little feet. (SAFETY ISSUE)
- 2) Replace missing ceramic tile in pool located at the south side 4ft skimmer opening and the north side 3ft skimmer opening.
- 3) Paint the Red safety stripe that goes around the pool.

Regarding Pool Building

- 4) Replace door frame around pump room door. The present frame is rotted from the bottom up several inches on both sides. The doors are becoming difficult to close and lock.
- 5) Repair water damage to soffit caused by roof leak. The worst is in front of the guard office and the pump room doors.
- 6) Resurface or tile both bathroom floors and guard office floor, remount all toilets. The floors look really bad and the toilets need to be remounted and sealed.
- 7) Paint all exterior surfaces. The building is approaching seventeen years old and bare wood is starting to show in several places.

Regarding Outside Area

- 8) Improve the overall looks of the landscaping in the front of the pool on both sides of the entrance.
- 9) Add two park benches, one each side of the main entrance on the concrete. This will keep foot traffic from cutting through and encourage use of the side walk.
- 10) Add an additional Pergola to the west side of the pool. Will add needed shade for primary guard station and additional guest shade.
- 11) Add a street light to the South side of the parking lot by the pool area. This would help with security and discourage unwanted after hours activities at the pool and in the parking lot.

Meeting Adjourned 8:15
Submitted by Lanny David, Secretary