

**BRISTOL PARK HOA Board of Managers Monthly Meeting Minutes**  
**January 17, 2019**  
**Communication Federal Credit Union, 100 NE 150th Street**

**Attendees:**

Scott Mills, President  
Lanny David, Treasurer  
Wes Hall, Board Member  
Julie Bisbee-Wheeler, Secretary  
Kim Ross, resident  
Wayne Arbuthnot, vice president

**Absent:**

David Willsey, board member

**1. Call to Order**

The meeting was called to order at 7:01 p.m.

**2. December Financial Report**

Treasurer Lanny David provided a financial report to the board. The HOA had a total revenue of \$96,667.72 for 2018. HOA dues accounted for \$90,943 in income. Other sources of income included \$4,421 in processing fees for title letters; \$2,900 in late fees; \$770 in pool pass fees.

In 2018, the HOA had \$75,217.62 in expenses for the year to include pool, lawn maintenance, repairs. For 2018, HOA total income was \$21,450.10. Those funds will be deposited into a reserve account. When added to the 2017 reserve, the HOA has a total reserve of \$31,484.21.

David said the reserve was needed in case of major repairs with swimming pool. David said the HOA expenses were down in 2018 and the HOA had a \$9,319 savings in utilities, improved management and repairs to the irrigation system and decreased pool expense.

David reported that upcoming expenses for 2019 could include improving the mulch at the neighborhood playground and pool repairs.

David also provided an updated to the board on properties that are delinquent in 2018 HOA dues. In 2018, there were eight properties that are past. Liens have been placed on the property. Five of eight past due properties are delinquent on 2018 dues; two properties are past due by two years and one property has not been current on HOA dues for five years. Liens remain on the properties and the HOA would be able to recover fees in the event of sale.

Motion to approve by Mills; seconded by Arbuthnot. Motion passes.

**3. Discussion and possible action on 2019 contracts**

Lanny David updated board on upcoming contract renewals. Imperial Lawn contract will renew February. The contract with Pitzer will renew in April. David is expecting information on renewal from Northwest Pools for pool maintenance and lifeguard services.

#### **4. Nomination and election of 2019 Board of Managers and officers**

Residents nominated new board members for the HOA Board of Managers. Board members are Anthony Sammons; Kim Ross; Kanuni "David" Yilmaz; Dave Patrick and Maggie Pitt-Helm. Board members approved Dave Patrick as 2019 HOA Board of Managers president and Kim Ross as Vice President. Board members approved Lanny David as treasure and Julie Bisbee-Wheeler as secretary.

#### **5. Designation of pool and building committee members**

Board members named Wayne Arbuthnot as chair of the building committee and Shelly Dean as pool committee chair.

#### **6. Other Business**

Wes Hall updated board members on news that a building permit is being considered by Edmond City Council to build a Braum's near the OnCue at 150<sup>th</sup> and Kelly. The proposal will be heard on Jan. 28 before the Edmond City Council.

Hall also updated the board on information from the City of Edmond that 10-to-15-foot pole with a 5G antenna will be placed in the island at the south Bristol Park entrance off 150<sup>th</sup> Street. Hall said the pool will look like a black light pool with an antenna on the top.

Maggie Pitt-Helm asked that rental properties in Bristol Park be discussed at the next meeting. David reported that there are currently 62 rentals out of the 311 properties in Bristol Park.

#### **7. Adjournment**

Motion to adjourn passed unanimously. Meeting adjourned at 8:05 p.m.

The next meeting of the Bristol Park HOA Board of Managers will be 7 p.m. on Feb. 21 at Communication Federal Credit Union, 100 NE 150th Street.

Minutes submitted by Julie Bisbee-Wheeler