

**The Bristol Park Home Owners Association Board of Managers  
7 p.m. Thursday, February 21, 2019  
Communication Federal Credit Union, 100 NE 150th Street.**

**Board Members Present:**

Dave Patrick, President  
Kim Ross  
Anthony Sammons  
Lanny David  
Wes Hall  
Scott Mills  
Julie Bisbee-Wheeler  
David Yilmaz

**Absent:**

Maggie Mann

**AGENDA**

**1. Call meeting to order.**

7:07 p.m. called to order.

**2. January Financial Report.**

Total net income for 2018 was \$78,584.75. Savings at the end of 2018 was \$30,636.57. Twenty homeowners had not paid full HOA dues for 2018. This is on pace with the previous year. Six homeowners are past due for multiple years. Liens have been placed on homes that are delinquent for multiple years.

Treasurer Lanny David estimated that there will be roughly \$15,000 available to put in reserve and have available for any major repairs. Lanny David provided the following list of repairs and upgrades the board of managers may need to consider for 2019:

- Mulch on playground
- Repairs at the end of the canal
- Minor maintenance and repair at the pool.

Sammons made a motion to approve the financial report, Ross seconded. Motion passed anonymously.

### **3. Schedule neighborhood events**

Board members voted to hold the neighborhood Easter Egg hunt at **11 a.m. on April 13** at the Bristol Park pool. Egg hunts will be divided by ages. Easter egg filling will be April 6.

Neighborhood garage sales will be held:

**June 7-8**

**October 4-5**

### **4. Discuss repairs on southside canal.**

Lanny David will contact Pitzer's Lawn Service on the southeast canal repairs that were approved by the Board in a previous meeting.

### **5. Discuss Playground mulch.**

Board members discussed freshening the mulch at the playground. Board President Dave Patrick was going to check mulch prices, delivery and installation.

### **6. Discuss rewriting neighborhood bylaws and covenant rules.**

Board members discussed possible updates to the neighborhood bylaws and covenant. 60% of homeowners would need to approve all changes by vote. Board members also discussed changes to the bylaws that would limit the number of rental properties in the neighborhood.

### **7. New Business.**

Board discussed covenant enforcement actions.

Letter to be sent 1740 Napa Valley – fence slats missing, fence in disrepair.  
3001 Ridgefield – dumpster in driveway and fence repair.

### **8. Adjournment.** – Meeting adjourned at 8 p.m.