

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

Board Members Present:

David Patrick, President
Kim Ross, Vice President
Anthony Sammons
Maggie Mann
Lanny David, Treasurer
Julie Bisbee-Wheeler, Secretary

Absent:

David Ylmanz

Residents Present

Wes Hall
Scott Mills

MINUTES

The meeting was called to order at 7:07 p.m.

1. Approve February Minutes – Motion made by Maggie Mann; seconded by Anthony Sammons. Motion passes.

2. February financial report

Treasurer Lanny David provided a financial report. At the end of February, the HOA checking account had a balance of \$36,909.41; \$50,000 had been moved to savings and the savings account had a balance of \$80,688.20.

HOA total assets were \$117,597.62. Total expenses for February were \$5,927.49.

Most homeowners were current on HOA dues, and there was an unpaid due balance of \$11,515. Two properties just owed a late fee; 13 homes were delinquent on 2019 HOA dues only. Five properties were delinquent on multiple years. Homeowners that are not current on HOA dues are denied access to the pool and liens have been placed on homes for non-payment. Delinquent dues are similar to the 2018 trend.

The board was also informed that the lawn service contract with Pitzer will need to be updated April 1. The new contract will include additional mowing for the grass near the water retention

ponds near Hemingway and Monterrey Place. The HOA will also split the cost of mowing the south entrance with the commercial development owners of the Bristol Park business park.

Motion to approve financial report was made by Sammons, seconded by Ross. Motion passes.

3. Finalize repairs to canal on south side

Treasurer Lanny David updated HOA Board members that concrete repairs to the drainage canal on the southeast end of the subdivision would cost \$1,000 and would be completed by Pitzer. This expense had previously been approved by the Board.

4. Finalize playground mulch installation

President Dave Patrick updated board on pricing for freshening mulch at the Bristol Park playground. Noah's Park and Playground provided an estimate of \$2,651.06 for mulch and installation. Price quotes were also made for tire chip mulch at \$14,994.

Anthony Sammons made the motion to move forward with playground grade wood mulch; Kim Ross seconded. Motion passed.

Maggie Mann noted that tire chip mulch could be a long term investment that the board should consider planning for the future.

5. Covenant enforcement actions

Board members discussed homes out of compliance with neighborhood covenants and bylaws and moved forward with an enforcement letter to 1740 Napa Valley for a fence in disrepair, missing slates among the Bristol Park Boulevard.

6. New Business

Board members discussed the need to update and modernize current neighborhood bylaws and covenants, and planned to move forward with contacting an attorney to assist in the process. Board members said there was a need to limit the number of rental properties in the neighborhood as many out-of-state investors had purchased multiple properties for rentals and an overabundance of rental properties could cause overall property value to decrease. Board members will make a list of modernizations and move forward with discussing with legal counsel.

Board members also discussed the possibility of changing the Bristol Park pool to salt water system. Lanny David will reach out to the current pool service company to get additional information on benefits, upkeep and changeover cost. Pumps at the pool use chlorine and are currently more than 20 years old.

Board members discussed the need to update pool signage before the pool opens in May. Lanny David will move forward to get a quote on new signage to replace handmade paper signs and update pool rules sign.

Board members also discussed upcoming Easter Egg hunt and the budget for candy for Easter eggs. Anthony Sammons made a motion to have a budget up to \$400 for candy. Kim Ross second. Motion passes.

7. Motion to adjourn. 8:03 p.m.

Minutes submitted by Julie Bisbee-Wheeler. The next meeting of the Bristol Park HOA Board of Managers will be at 7 p.m. April 18.