

**BRISTOL PARK HOA Board of Managers Monthly Meeting Minutes
April 18, 2019**

Attendees:

Dave Patrick, President
Anthony Sammons
David Yilmaz
Lanny David, Treasurer
Julie Bisbee-Wheeler, Secretary

Absent:

Kim Ross
Maggie Mann

AGENDA

1. Call to Order

Called to Order 7:08 p.m.

2. April Financial Report

Treasurer Lanny David reported that the HOA had a net income of \$79,316.46 and \$80,859 in savings. The HOA checking account balance is at \$33,126.64. David reported that unpaid HOA dues remain for a total of \$10,240. Eleven property owners owe 1 year; 4 property owners owe multiple years. Motion to accept financial report made by Sammons, Patrick second. Motion passes unanimously.

Sammons made a motion that letters be sent to delinquent property owners in May. Liens will be placed on homes in June. Patrick second. Motion passes unanimously.

3. Playground mulch

Patrick updated the board that playground mulch had been updated with new playground grade mulch in April.

4. Canal repair

Board members were updated that repairs to the canal on the south end of the neighborhood had been completed. Costs were split with adjacent office park.

5. Pool signage

Lanny David updated the board on an estimate for new signs at the pool and park. Four new signs would cost \$302.88. Motion to approve by Sammons, seconded by Patrick. Motion passes unanimously.

6. Update on code enforcement

Letter sent on fence in disrepair on Napa Valley, and no response had been received. Fines for property owner will begin after 30 days if covenant violation is not addressed.

7. Pitzer contract

Lanny David updated the board on a new annual contract terms for lawn service from Pitzer. The contract is \$13,240.50 a year. New contract includes additional mowing for retention ponds on the north end of Bristol Park. Motion to approve by Sammons, second by Patrick. Motion passes unanimously.

8. Building Committee

The Board agreed to add Dave Patrick to the building committee.

9. CCR and Bylaws

Board discussed proposed changes to the neighborhood bylaws and covenants, and will work with an attorney to discuss changes to include updating the roof shingle requirement to weathered wood; requiring owners to occupy homes for at least one year before renting and placing a cap on the number of new rental properties in the neighborhood.

The cost of legal services to update covenants and by-laws is expected to be \$3,500. Motion to approve made by Sammons and seconded by Patrick. Motion passes unanimously.

10. Other Business

HOA Board members discussed the cost of converting the Bristol Park pool from a chlorine pool to a salt water pool. Lanny David said he had contacted Northwest Pools and the conversion cost would be close to \$12,000 or more. Board members will revisit the discussion in the winter.

11. Motion to Adjourn

Motion to adjourn made by Sammons, seconded by Lanny David. Motion passes. Meeting adjourned at 7:57 p.m.

Minutes submitted by Julie Bisbee-Wheeler