

**Bristol Park HOA Board of Managers  
August 15, 2019  
Bristol Park Pool**

Present:

Dave Patrick, President  
Julie Bisbee, Board Member  
Lanny David, Treasurer  
Melanie Wilsey, resident  
Kathleen Joslin, resident  
Roberta Hollis, resident  
Wes Hall, resident

Absent:

Maggie Mann  
Kim Ross  
Anthony Sammons

**1. Approval of Minutes**

Meeting was called to order, minutes were approved.

**2. Review financials**

Lanny David updated the board on financial reports. Since January the HOA has had an income \$96,764.18 of that total \$64,501.06 with a total cash remaining for 2019 at \$32,263.12

Projections for remaining and planned expenses are about \$25,000, which would leave \$7,000 carryover that will be put into reserve. The HOA reserve is anticipated to have a balance of \$34,560.77 at years end. Attorneys fees for HOA bylaw changes is anticipated to be roughly \$4,500.

Past due accounts include 7 properties. Lanny also reported that the neighborhood pool party expenses totaled \$1,784.20.

**3. Update on enforcement actions**

Dave Patrick updated members of enforcement actions. Patrick reported that an enforcement letter had been sent to a property on Oxford that had storage container in the driveway for several weeks. The container had been moved.

**4. Discuss covenant and by-law revisions**

Dave Patrick gave an update on HOA by-law revision vote. Forty votes in support of changing the bylaws were received. Patrick reported that property owners with rental homes had feedback for the proposed changes to include a longer time period for rental property turn over.

Currently have 64 rental homes in the neighborhood. Patrick would be in touch with the attorney to make additional changes and members discussed setting a later voting date and using volunteers to educate residents about the proposed changes. To make a bylaw change, 60 percent of the 311 properties would need to vote yes on the measure.

#### **5. Discuss process going forward**

Will work with the attorney on next steps that could include sending out ballots earlier after working with the attorney on updated language.

#### **6. Pool issues**

Patrick reported that posts on pool patio need to be replaced. Wood is rotten. Patrick would seek estimates to replace posts.

#### **7. Canal repairs**

Pitzer has sprayed and will remove weeds in hopes of reducing standing water in canal.

#### **8. Update on tree trimming on east end of neighborhood**

Patrick would check with Pitzer on trimming trees on east end of the neighborhood.

The meeting adjourned at 7:54 p.m.