

BRISTOL PARK HOA Board of Managers Monthly Meeting Minutes

Oct. 17, 2019

Communication Federal Credit Union, 100 NE 150th Street

Present:

Sean Miller
Wayne Arbuthnot
Erica Voegerl
C. Hunter Nelson
Greg Seikel
Linda Siekel
Rhoda Patrick
Wes Hall
Ryan Lutz
Erin Lutz
Scott Mills
Marcus Cochran

Board members present:

President Dave Patrick
Vice President Kim Ross
Secretary Julie Bisbee-Wheeler
Anthony Sammons, Board member

Minutes for the Bristol Park HOA

1. Call to Order

President Dave Patrick called the meeting to order at 7:02 p.m. A quorum was present.

2. Approve Minutes

Board members voted to approve minutes

3. Treasurer's report

Treasurer Lanny David provided a financial update. Total income from January through September total \$97,284.49. Total dues collected \$92,176.25 and \$738.24 interest earned.

Income on other charges, title and processing fees is \$900. This calendar year, 18 properties have sold and the HOA collected title fees. Other sources of income include \$775 in pool rental for parties; \$270 on pool pass fees and \$2,050 in late fees and assessments. Year to date expenses are \$78,045.74. An additional \$10,000 is expected for the remainder of the year. Two contracts will be paid by the end of the year, Pitzer and Imperial Lawn service for weed and seed.

David anticipates the HOA having a net income \$19,238.75 and putting between \$8,000 to \$10,000 into reserve.

Motion to approve made by Patrick, Sammons seconded. Report is adopted.

4. Fees

David reported that dues statements will be sent to property owners in December and fees are due in January. Board members discussed 2020 dues, and recommended dues remain at \$300 annually.

Motion to set dues at \$300 was made by Ross, seconded by Wheeler. Motion approved.

4. Update on outstanding dues

Lanny David provided an update on outstanding dues. Outstanding dues for this year total \$5,820. It is \$970 less than last year. Liens have been filed on past due properties. One property has not paid HOA dues in six years. Liens will help recoup that cost when the property is sold.

6. Pool Operations

Lanny David provided a report on pool operations. Total expenses for the pool this past summer were \$34,135.69 for the pool management services, chemicals, supplies and repairs. A total of 170 residents used the pool at least once. The pool was reserved for 14 parties, and 18 new gate passes were issued. Nine replacement cards were issued. The expenses for the pool are similar to the previous years.

Board members discussed the pool contract for next summer with Northwest Pool for \$22,900. Motion to approve was made by Patrick, seconded by Ross. Motion carries.

7. Pool and Playground repairs

Dave Patrick updated the Board on estimates to replace benches at the park. Patrick said quotes were at \$1,000 - \$1,250. The board discussed waiting until spring to begin the replacement.

8. Update on bylaw revisions – have received 74 ballots with 65 yes votes; still 122 votes short.

Board members took questions from audience members. The goal of the bylaw update would be to limit rental properties to 10 percent. In some cases, FHA and other lenders will not make a loan if there is a high percentage of rental properties. The bylaw update also seeks to prohibit short term rentals (such as AirBNB) and require the length of least to be one year. Bylaws currently restrict homeowners from running a business out of their residence.

Pool with a notary 9 a.m. to 11 a.m. Saturday

9. Board membership update

Dave Patrick reported that Maggie Mann had resigned; Wayne Arbuthnot to take over remaining term.

Motion – Sammons; Kim; Motion carries

10. Public Comment –

Residents discussed upcoming HOA bylaw update. Resident Sean Miller applauded efforts by the HOA Board of Managers to educate residents on the upcoming vote. Resident C. Hunter Nelson expressed concern with recent comments on NextDoor that renters increased crime in neighborhoods. Residents discussed current number of rental properties, and the desire to limit investment property ownership by companies that did not have a presence in Oklahoma. Patrick outlined that there were several hardship exemptions that homeowners could apply for under the proposed language.

11. Other business

Dave Patrick informed board members that the HOA had been contacted by a company that was interested in putting solar panels on a home. Board members discussed the current building specs for homes and took no action on the item, but did ask for the homeowner to submit a request rather than a commercial solicitation from a vendor.

12. Motion to adjourn – 8:04 p.m.