

**BRISTOL PARK HOA Board of Managers Monthly Meeting Minutes
November 21, 2019
Communication Federal Credit Union, 100 NE 150th Street**

Present:

Dave Patrick, President

Wayne Arbuthnot

Anthony Sammons

Kim Ross

Lanny David, Treasurer

Julie Bisbee-Wheeler, Secretary

Ryan Voegerl

1. Call to order, 7:07 p.m.

2. October Minutes

Minutes were approved with a motion from Sammons, seconded by Ross. Motion carries.

3. Treasurer Report

Lanny David provided a report to the Board of Managers. David reported financials are positive and in-line with expectations. Annual income met expectations and will allow the HOA to remain at a healthy balance that could be used in event of a major pool or facility repairs. David said financial statements are available to property owners for inspection.

Four properties continue to have past due HOA fees for 2019, totaling \$1,270. There are some homes that have dues in arrears up to six years, totaling \$2,925. Liens have been filed on those properties.

Motion to adopt the treasurer's report, Sammons, Ross seconds. Motion carries.

4. Discussion of additional ways to recove outstanding dues

The Board of Managers discussed additional ways to recover past dues to include charging 10 percent interest on past due amounts. The board also discussed giving homeowners a final notice in hopes of recovering past due amounts. Patrick said the HOA potential options could include taking owners to small claims court, in addition to liens. HOA fees are due Jan. 15. The consensus was to see what is outstanding after the Jan. 15 due date and discuss options at a later date.

5. Update on Northwest Pools contract for management

The contract for Northwest Pools automatically renews in December. The total contract for services, pool management, lifeguards for May through August is \$22,900.

6. Update on Pool concrete repairs

The concrete slabs need to be repaired because of water damage. Patrick solicited two quotes for concrete repair. Estimates are \$1,078. The concrete slab needs to be repaired before wooden posts at

the front of the pool area can be replaced. The pool house also needs guttering added to prevent future erosion and concrete damage. Patrick would solicit quotes and bring back additional information.

7. Update Playground benches

New playground benches have been ordered and are expected to be installed by January. Board members also discussed the broken springs on the two rocking horses at the playground. Additional repairs to the horses may be needed in the Spring.

8. Bylaw Revisions

The Board discussed whether to pursue additional efforts to update the neighborhood bylaws to reduce investment ownership of Bristol Park homes. HOA bylaw updates, as written in the original bylaws, require 168 homeowners or 60 percent to support the effort. While the bylaw update was supported by votes cast, not enough votes to make a change were cast. Board members noted that board elections would be held in January, and a future board could discuss whether to do the effort again.

9. New Business

Patrick reported back to the board that the request for solar panels had come from a vendor, not a homeowner. Not action was needed at this time.

Resident Ryan Voegerl voiced a concern about a caved in piece of sidewalk along Bristol Park Drive. Sidewalk repairs are the property owner's responsibility, but the city will pay 70 percent of the repair cost, David said. Patrick said he would call the city to get additional information on sidewalk report.

10. Motion to adjourn --

Patrick made a motion to adjourn, Ross seconded. The meeting ended at 8:05 p.m.