

August 20, 2020

Bristol Park HOA Board of Managers Monthly Meeting

Bristol Park Pool

HOA Board members present:

President Dave Patrick

Vice President Wayne Arbuthnot

Secretary Julie Bisbee-Wheeler

Treasurer Lanny David

Absent:

John Seikel

Meeting called to order, 7:05 p.m.

1. Approval of Minutes – Dave Patrick made a motion, Lanny David second. Motion passes.

2. Financial Report

Treasurer Lanny David provided an update on monthly income and expenses. David said month income included collection of past HOA dues and fees for replaced pool passes. Expenses totaled \$10,294.10 – which include expenses for the pool, lawn maintenance and other normal expenses. The HOA continues to have a healthy reserve income. Dave Patrick made a motion to approve financials, seconded by Wayne Arbuthnot. Motion passes.

Dave Patrick updated the board that repayment or payment plans had been secured for two of the three properties with longstanding delinquent dues.

3. Update on pool repairs

Patrick updated board members that one pump would need to be replaced before the pool opens again in summer 2021. Additional parts were used to repair the pump, but the HOA will need to purchase a new variable speed pump before opening the pool in 2021 to comply with new requirements.

4. Pool Wifi

Lanny David updated board members that the HOA was spending \$300 to \$400 annually on wifi for the pool. Lifeguards reported there were few requests for the wifi password, indicating that few pool goers used it. Lanny David made a motion to cancel wifi at the end of the billing cycle. Dave Patrick seconded. Motion carries.

5. Update on Pool break-in

An apology letter was provided to the board HOA by two juveniles accused of climbing in the pool area and disturbing property, chairs. Lanny David reported that charges would move forward, but the HOA would not seek damages. A September court date has been set.

6. New Business

Dave Patrick updated board members of an inquiry with legal counsel about efforts to update neighborhood covenants. The HOA Board of Managers had asked if the total threshold for covenant updates could be reduced by a vote of property owners. Currently 60 percent of total property owners are required to vote to update neighborhood bylaws. Legal counsel reported back that state law requires a super majority to amend bylaws.