

**Dec. 16, 2021**

**Bristol Park HOA Board of Managers Monthly Meeting**

**Café 47**

HOA Board members present:  
President Dave Patrick  
Vice President Kathleen Joslin  
Secretary Julie Bisbee-Wheeler  
Treasurer Lanny David

Absent:  
John Seikel

**1. Call to Order**

Meeting called to order at 7:05 a.m.

**2. Approval of minutes**

Motion made by Kathleen Joslin and seconded by Dave. Motion carries.

**3. Treasurer's Report**

Treasurer Lanny David provided a financial update. Total income in November was \$5.65 from interest. Concrete repair was completed. After completing repairs and paying monthly bills, the HOA reports income and carryover reserve for 2022.

Motion to approve the financial report made by Kathleen Josline, seconded by Dave Patrick. Motion carries.

HOA Board members discussed the cost and feasibility of doing a reserve study to understand the cost of upcoming repairs, possible repairs and how much cash on hand would be needed. Treasurer Lanny David said efforts to collect dues and title fees had help grow the reserve so that major repairs to the pool, playground or common areas could be funded as needed.

David provided an update on unpaid dues. HOA dues for four properties remain unpaid. Two properties are one year in arrears, two are in multiple years of arrears. David said that 10 percent of 2022 dues had been collected.

**4. Update on concrete repairs at pool**

The concrete repair was completed. Foundation repair on the building may be needed. The crack is on the north side. Piers may be needed down the road, but not at this time.

**5. Update on January annual meeting –**

Annual meeting is set up for January 20 at The Way Church located at 1801 S. Kelly.

David made motion to approve the new location. Bisbee-Wheeler second. Motion carries. Bylaws require a nominating committee, yet there are no other residents that participate.

The annual meeting will be at 7 p.m. Jan. 20, 2022. The annual meeting is where board members would be nominated and elected to serve for the next calendar year.

Volunteers are needed for board positions.

Board members discussed possible upcoming events for 2022, and possible upgrades and repairs to the playground areas. Feedback and input from residents would be appreciated.

**7. Offer to buy the common area**

The HOA has been approached with a mailed solicitation for the sale of the canal. HOA were not inclined to sell the canal area as it impacts flood control of the neighborhood.

**8. New Business**

No new business.

**9. Motion to adjourn**

Meeting was adjourned at 7:55 p.m. Kathleen Joslin made a motion to adjourn. Bisbee-Wheeler seconded. Motion carries.

Minutes submitted by Board Secretary and Member Julie Bisbee-Wheeler.

***Bristol Park HOA Board of Manager's meetings are held on the third Thursday of every month. All are welcome to attend. As weather allows, the meetings are held at the neighborhood pool. For more information about the meeting, contact [info@bristolpark.org](mailto:info@bristolpark.org). Neighborhood information can be found on the web at [www.bristolpark.org](http://www.bristolpark.org).***