

April 21, 2022

Bristol Park HOA Board of Managers Monthly Meeting

Bristol Park Pool

HOA Board members present:

President Dave Patrick

Vice President Kathleen Joslin

Julie Bisbee-Wheeler

Treasurer Lanny David

John Seikel

Absent:

Secretary Parvathy Sandgran

1. Call to Order

Meeting called to order at 7:03 p.m.

2. Approval of minutes

Motion made by John Seikel and seconded by Kathleen Joslin. Motion carries.

3. Treasurer's Report

Treasurer Lanny David provided a report. March income was \$2,902.56 and total expenses was \$6,316.79. HOA filed an extension on income tax to handle final documentation. Additional dues were collected. Currently there are 12 homeowners that have not paid their 2022 dues in full. Five owe late fee only. Two homeowners owe multiple years. There is currently \$10,242 in outstanding dues.

Properties with unpaid HOA fees will lose access to the pool. It is common for homeowners to become current once the pool opens, David said.

Motion to approve the treasurer's report made by Kathleen Joslin, seconded by Seikel. Motion carries.

4. Homeowner Enforcement

Two letters sent to property owners in violation of roof covenants. One letter unopened and returned. Roofing violation at Richfield property as been corrected, building committee chair Alex Painter reported.

5. Pool Updates

The Bristol Park Pool will open May 28. President Dave Patrick reported that a new pool pump had been purchased and would be installed in May. The new pump would be more efficient and meet updated health and safety standards for pool water filtration.

6. Pet waste signs

Dave Patrick reported that pet waste signs have been installed. Per city code, owners walking their dogs need to be prepared to clean up pet waste. Signs will be friendly, but also restate the importance of cleaning up after your pet.

7. Pool patio furniture

Members discussed replacing the glass table top at the pool with a plexiglass top. Glass could break and create a safety hazard. Dave Patrick was going to look into getting some sort of plexiglass top. Patrick was also going to look into replacing the webbing on gray patio chairs. Patrick estimated replacing the webbing could be done for roughly \$200. Plexiglass top could also be replaced for under \$500. Joslin made a motion. Bisbee-Wheeler seconded. Motion carries.

8. Discussion of next steps for delinquent HOA dues

Board members discussed properties that were multiple years arrears in HOA dues. Next steps for homeowners who refuse to pay their dues could eventually lead to HOA seeking foreclosure on a home. Patrick would speak with HOA attorney about cost/benefit of seeking remedy for a property over 10 years past due.

Board members also agreed to move forward on debt collections on a property that was two years past due. Board members discussed the merits of not letting properties get multiple years past due without recourse. Liens have been placed on the delinquent properties. Joslin made a motion property into collections, Bisbee-Wheeler seconded. Motion carries.

In many cases, the HOA attorney has been able to work with property owners on debt reduction plan.

9. Discussion of updating HOA fine schedule

Board members discussed adoption of an updated fine schedule for properties that violate bylaws and covenants. The new fine schedule reflects the timeline for the HOA to notify residents of a bylaw and covenant violation and the time allowed to fix it before a property owner is fined for non-compliance. Seikel made a motion to approve, Patrick seconded. Motion carries. New schedule is effective upon adoption.

The new schedule will be posted on bristolpark.org and on the neighborhood bulletin board.

10. Discussion of tree trimming in south canal

Patrick said trees in the canal would be trimmed. Bradford pears had become overgrown. He would approach the business park owners to see about splitting costs. Motion to get a bid made by Seikel, seconded by Bisbee-Wheeler. Motion carries.

11. Discussion of updating/refreshing playground mulch

Board members discussed the need to refresh the playground mulch, especially under the swings. Patrick will reach out to Noah's Playground for a quote. Board members agreed playground wood mulch would be used. Tire chips are much more expensive.

12. Online payment of dues

Patrick reported having success with Cheddar Up, online payment system. Board members discussed using it on the website, and offering it for HOA members to get current on dues. There would be a transaction fee paid by the user. Board members supported efforts to move forward.

13. Social committee report and upcoming events

Bisbee-Wheeler reported the Easter Egg hunt was a success with more than 30 children in attendance. Feedback from the event was that most people look for neighborhood event information on Bristol Park Facebook and enjoyed the return of events. Some were willing to assist.

Upcoming events – Neighborhood garage sale May 13-14; neighborhood pool party, July 30. Kona Ice is booked for July 30.

14. New Business

Resident Rodney Jones ask board member to consider improvements to landscaping at the entrances to Bristol Park and around the pool area. Jones presented draft plans for improvement. Board member asked Jones to do additional research, price materials, labor and bring a plan back to the group for additional consideration.

15. Adjourn

Motion to adjourn made by Joslin, seconded by Seikel. Motion carries. Meeting adjourned at 8:15 p.m.

Minutes submitted by Board 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. Neighborhood information can be found on the web at www.bristolpark.org.