

Jan. 20, 2022

Bristol Park HOA Board of Managers Monthly Meeting

The Way Church

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

Six homeowners present

1. Call to Order

Meeting called to order at 7:08 p.m.

2. Approval of minutes

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

3. Treasurer's Report

Financials end of December for the year 2021. Total income of the \$97,796.33. That includes dues, interests, title checks. Expenses for the year \$89,179.79. Net income for the \$8,615.54.

Total common area maintenance costs for 2021: \$17,557.96

Total pool expenses for 2021: \$38,212.39

Total expenses for administrative, legal, bookkeeper for 2021: \$6,867.05

Treasurer Lanny David reported that nearly a third of annual HOA dues pay for maintenance and operation at the pool. At the end of 2021, the HOA has a reserve that could cover major repairs at the pool, David reported.

David reported that due collection is normal for this time of year. Three properties remain past due for multiple years. Liens have been placed on these homes and homeowners have been advised of additional fees and fines for non-payment of dues.

Motion to approve the treasurer's report made by Dave Patrick, seconded by Bisbee-Wheeler. Motion carries.

4. Project overview

Dave Patrick gave an overview of projects and upgrades completed in 2021 to include replacing the pump at the pool, purchasing new umbrella, signage, refrigerator at the pool. Concrete repairs were also made at the pool to offset water damage around the perimeter of the pool

house. A new pool pump will likely be needed before the pool opens in 2022 to comply health and safety regulations. The new pump is also more efficient, Patrick said.

5. Nominations for the board

Patrick called for nominations to the board and explained that there is not a nominating committee because of lack of participation. There are two open positions, and the 2021 board members have agreed to continue to serve.

Board members also discussed membership of the architectural committee. Lanny David agreed to stay on the board as treasurer, a non-voting position.

Pavarthy Sangaran has agreed to take over secretary duties from Julie Bisbee-Wheeler, who has been holding both positions.

Motion to approve made by Patrick, Joslin seconded. Motion carries. Homeowners in attendance indicated consent with proposed board makeup for 2022.

6. General Updates

Patrick provided general updates of projects coming up in 2022 to residents and the board listened to resident concerns on neighborhood. Patrick said the pool maintenance, management and lifeguard contract with Northwest Pools would continue in 2022.

Residents discussed and supported an effort to change bylaws that would seek to limit short-term rentals in Bristol Park. Residents discussed that Bristol Park is a quiet, friendly neighborhood and short-term rentals (less than 1 year) in homes unoccupied by property owner was becoming a concern. Residents discussed current City of Edmond policies on short-term rentals and discussed meeting with their city council member to provide input on how the city can assist HOA's in setting appropriate limits that promote safety, stability and keep property values intact.

The board also discussed the need to increase participation in HOA events, committees and support neighborhood cohesion.

Board members sought volunteers for non-voting roles, committees to support events, etc.

Alexander Painter, an engineer by trade, has agreed to serve on the architecture committee. Sharon Gregory volunteered to assist with neighborhood events. Bisbee-Wheeler asked that the board consider a schedule of neighborhood events at the February meeting to include an Easter Egg hunt, pool party and garage sale.

7. New Business

No new business was discussed.

8. Motion to adjourn

Motion to adjourn made by Seikel, second by Joslin. Motion carries. Adjourned at 7:45 p.m.

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. Neighborhood information can be found on the web at www.bristolpark.org.