

Oct. 20, 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:

Alex Painter

Call to Order

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

Approval of minutes of October meeting

Motion made by John Seikel and seconded by Dave Patrick. Motion carries.

Treasurer's Report

Treasurer Lanny David provided a financial update. Total expenses in were \$8,073.40. The majority of those expenses were pool and utility related, David said. Members discussed possible future expenses including concrete repair and possible replacement of aged pool parts.

David provided an update on unpaid dues. HOA dues for five properties remain unpaid. Four properties are one year in arrears; one is multiple years in arrears.

Motion to approve made by Patrick and second by Kathleen Joslin. Motion carries.

4. Discussion and Possible Action on 2023 Dues

Board members discussed anticipated increases in costs to include additional costs for mowing, repairs and pool services. The HOA will be responsible for maintaining and mowing the recently cleared out drainage canal on the west side of the neighborhood. While the initial clean out was done by the developer, the canal is owned by the HOA and the upkeep will fall to the HOA, Patrick said. The city required the canal to be cleaned out in order to develop nearby property.

Board members discussed the recommendation to increase dues by 10% from \$300 to \$330 annually. Joslin made the motion, Seikel seconded. Motion carries.

5. Update on online dues payment

Patrick updated board members that residents will be able pay to dues via the online CheddarUp. The service charge for users will be 3.5% + \$.59. A link will be housed on the Bristol Park website, bristolpark.org. Residents will also be able to pay dues by mail or in-person at the annual meeting without an additional fee. Dues letters will be sent out in December.

6. Sidewalk Repairs

Neighborhood sidewalk repairs are being completed near the common areas. Patrick reported that requests had been submitted to the city and the HOA is picking up a portion of the cost. The repairs are being done through the [City of Edmond Sidewalk Partnership](#) program where 70% of cost for qualified sidewalks are paid for by the city.

7. Update on Playground

New mulch has been ordered for the playground. Suppliers anticipate new mulch would be available within 3-4 weeks. Patrick also discussed concerns from a resident that there was not a trash can at the playground. Board members discuss the need for occasional litter blitz. Board members stated that the trashcans were removed after the pool closed to avoid additional litter. Board members were pulling the trash carts to the curb each week. David said the board had looked into a service to empty the playground trashcan and it was nearly \$300 a month. The lawn service will not remove trash.

8. Update on Canal Concrete repairs

Erosion around the concrete pad for the drainage canal on the south end of Bristol Park will begin in the coming weeks. Concrete is collapsing and needs to be repaired. The HOA will be splitting the \$25,000 cost with the developer of the office park. Board members discussed the cause for erosion to include drainage from buildings and lack of grass around the canal. Patrick said the HOA has been in discussion with the office park developer on how to reduce drainage, erosion, to include trimming or removing trees along the canal.

Bisbee-Wheeler objected to removing the trees saying they served as a valuable buffer between resident's homes and commercial development. Patrick pointed out that Bradford Pear trees are invasive, don't last more than 20 years and the trees were planted as a requirement by the city when the property was developed. Board members asked Patrick get additional information about removing, trimming or replacing trees. Joslin supported getting additional information about the city requirement to have trees. Patrick said the trees would be trimmed and they would get an estimate on possible removal.

Patrick made a motion to use \$12,750 to repair concrete in south canal as part of a cost share with the developer. Seikel seconded. Motion carries.

9. Update on neighborhood covenant enforcement

The board discussed sending a certified letter to a property owner that had planted trees outside the property along the inside of the canal. The letter would give the property owner 30 days to remove the trees from the canal area. Board members discussed that trees were planted on HOA owned property without permission and created obstruction for mowing. Motion made by Joslin, seconded by Patrick. Motion carries.

10. Update on January annual meeting –

Patrick updated board members that the HOA Board of Members will be able to meet at the Communication Federal Credit Union, located at 100 NE 150th Street, for the annual meeting and remaining 2022 HOA Board meetings. Volunteers are needed for board positions.

New Business

No new business.

Motion to adjourn

Meeting was adjourned at 8:10 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.