

January 19th,2023

Bristol Park HOA Annual Board Meeting

Communication Federal Union

HOA Board members present:

President Dave Patrick

Vice President Kathleen Joslin

Treasurer Lanny David

Julie Bisbee-Wheeler

Alex Painter

Secretary Parvathy Sangaran

1. Call to Order

Meeting called to order at 7:02 p.m.

2. Approval of minutes

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

3. Treasurer's Report

Income for the year -\$99,792.4, expense- \$99453.85 balance \$ 338.57

Revenue- \$67,836

Common area maintenance- \$23,836

Shared common area maintenance- \$4,219

Insurance-\$6,399

Pool expense- \$35,715.41. 46% of the income was spent on pool.

Utility -\$42,715.41

Legal and bookkeeping -\$7,272.33

Contract on the pool maintenance and landscaping fees are expected to rise this year since they have not been revised in the past four years.

Funds in reserve needs to be maintained in case there is an unexpected expense.

Pool has been in operation since 1999 and was resurfaced in 2013.

HOA fee was \$250 in 2014, \$275 in 2015 and \$300 since 2017.

Late fee was collected from 80 properties .

There are 4 properties that have not paid dues in the past one year and 1 property that has defaulted multiple years and has a lien attached to the property. The board has successfully negotiated in collecting the outstanding dues.

Questions from HOA members

1) **What is the term on maintenance contracts?** - Dave replied that it is yearly.

- 2) **How is the shared common area maintenance expense met?** Dave replied that the business pay their fair share for the maintenance of the shared common areas. Julie believed there should be something in writing from the business owners about the shared expenses to which Lanny replied that there already is a letter in place.
- 3) **Who is responsible for the maintenance of the east side common areas?** Dave replied it was the responsibility of Bristol Park HOA.
- 4) **Can short term rentals be curbed?** - Dave replied that it is very difficult to enforce. There are no rental restrictions in the current bylaws. About 65 properties are currently rentals. HOA is aware of complaints about unruly Airbnb clients, but does not have the authority to curtail it. The best way is to work with the property owner to resolve the issue.

Rental companies are responsible for the yard and exterior maintenance.

Updates

Cheddar up was successfully implemented, and 38 users have availed the service.

New mulch was laid in the playground, purchased new pool chairs, trees in the common areas are trimmed, new pool pump has been installed which is more energy efficient. John resigned from the board and volunteers were sought to fill in the position. Lanny sought volunteers to fill his position since he would like to step down from the position of Treasurer in few months.

Dave conveyed that by laws were 22 years old and was needing updates. Attempts were made in the past to update but without success. It has been determined that notarized signatures were never required to file revised bylaws with the county. 66% of members must approve to make changes which is about 187 approval votes. Voting app or email shall be considered in voting.

City has been contacted for a street light, HOA cost of street light is \$25 per street light.

Complaints about pool cards were addressed .

Motion to adjourn

Motion to adjourn made by Julie, second by Alex. Adjourned at 8.00 p.m.

Minutes submitted by Board Secretary.

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.