

October 19, 2023

Bristol Park HOA Board of Managers Monthly Meeting

Credit Union

HOA Board members present:

President Dave Patrick

Kathleen Joslin

Julie Bisbee

Parvathy Sangaran

1. Call to Order

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

2. Approval of minutes

Motion made by Dave Patrick and seconded by Julie Bisbee. Motion carries.

3. Treasurer's Report

Income	\$1021.57
Expenses	\$11,183
Balance in Checking Account	\$8,611
Balance in Reserve Account	\$83,133.61

All expenses are standard expenses nothing additional was paid.

4. Updates

Dave updated the board that lien has been filed on two properties that are three years behind on dues.

The auction for the property on Nantucket is expected to take place in November.

Two trees near the open space by the pool looks dead. Not sure if it could be treated to save them. If the trees are to be chopped down, it needs to be replaced with new ones as per city codes .Dave will contact the city to find out if the services of an arborist are free and also to see if the city still has a free program for free trees. Julie too would try to find the information.

In the absence of Kris, discussion on speeding in the neighborhood did not take place.

The homeowner who had sought approval for storage shed was present for discussion with new dimensions of the structure. The height of the walls would be 60 inches and the height of the peak of the roof will be 112 inches. Property owner next door was also present and informed the board that he had no objection on the height of the shed. The roof of the shed with the new dimensions would still be visible above the fence. Dave suggested to wait till Alex returned before granting approval.

There has been one more roof with black shingles. The property in Napa Valley was bought in last January. The property owner is not cooperating in having the HOA required color for the shingles and has expressed his willingness to proceed legally citing there are other properties in the neighborhood that have different colored shingles.

The board is of the opinion that the job of the board is to enforce bylaws and CCRs and every new homeowner is informed about the roof color in the welcome letter.

5. Violation

Fairmont has a property that has a vehicle with a flat tire sitting on the driveway.

6. New Business

The faded entrance signs need to be replaced. The approximate cost to replace the three signs is around \$500.

Letters are to be drafted to be sent out to property owners who do not maintain their yard or has not kept the property and surroundings in presentable condition which could make the neighborhood look run down.

A committee shall be formed called **Community Image** to make sure that the Bristol Park neighborhood is well kept.

Lisa Jones has volunteered to be the chair of the committee and the purpose of this committee would be to maintain the standards and curb appeal there by protecting the value of the properties.

Suggestion also made to include appeal to maintain standard in the annual letter sent out.

Promotions like yard of the month to be implemented to encourage homeowners to actively take part to maintain curb appeal.

6. Motion to adjourn

Motion to adjourn made by Julie, second by Kathleen. Adjourned at 8.15 p.m.

Minutes submitted by Parvathy Sangaran, 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.