

Bristol Park HOA Annual Meeting Minutes

April 18, 2024

Bristol Park Pool

HOA Board Members present:

Present

President Dave Patrick

Rodney Jones

Treasurer Julie Bisbee-Wheeler

Alex Painter

Kathleen Joslin

1. Call to order

The meeting was called to order at 7:01 p.m.

2. Approval of March Minutes

Minutes were approved.

3. Treasurer's Report

Total expenses during the last 30 days was \$3,377.23 for the period ending March 31. Those expenses included payments for the lawn service, legal services and renewal of our website hosting. Ending balance to include a few outstanding checks for the neighborhood checking account is \$89,147.56. HOA reserve is at \$74,606.82. \$242 interest income.

4. Dues collection update

As of March 2024, property owners have paid \$97,630 in dues to include dues from 2022; 2023; and 2024.

Twelve properties remain past due on annual dues. Three homes are multiple years in arrears. Some property owners have been working to get dues paid over the past month. Dave Patrick reported that the HOA is working with legal counsel to collect past dues and set up payment plans. Patrick reported that a longer time to pay dues and an online payment option has helped improve annual dues payments.

5. Roof violation

Homeowner has not responded to letters from HOA legal counsel and next steps may include court action.

6. Update on Easter egg hunt and planned social activities

Bisbee-Wheeler brief board members on Easter Egg Hunt on March 23. More than 30 children participated. Neighborhood volunteers helped stuff eggs, pick up trash.

To promote the hunt the first neighborhood newsletter was sent to roughly 170 emails. The email open rate was 63%, which is high for email marketing – shows people are interested and curious in the information. We had 8% of people received email went to the website, which is what we want to see. Additional newsletters are planned for later this year.

Upcoming events:

Spring Garage Sale, May 17-18

Summer Pool Party, July 27 – Board members discussed getting Kona Ice, a bounce house and pizza.

7. Landscape update

Dave Patrick briefed board members that it may cost up to \$240 to replace the plastic rock that covers irrigation controls on west entrance. Members discussed looking at wholesale or hardware stores for replacement.

8. Budget Review

Bisbee-Wheeler and Dave Patrick updated board members on major anticipated expenses for this current year. Expenses were not expected to increase outside of normal estimates. Patrick pointed out that a major expense the HOA reserve could support would be pool resurfacing. Pool pumps had been replaced in previous years, and annual landscape, pool service contracts were not expected to increase.

9. Discussion of pool opening/maintenance

Patrick said estimates for resurfacing ranged from \$17,000 to \$20,000. The last time the pool was resurfaced was 11 years ago. It could take a few weeks to complete the resurfacing process. There are also damaged tiles that need attention. Tile work is more costly. The board entertained a motion to move forward with pool resurfacing within a budget not to exceed \$20,000. The funds would come from reserve, and roughly one year of expenses would remain in the reserve account after expending funds for pool resurfacing. Motion was seconded by Kathleen Joslin. Motion carries.

Board members also discussed adding additional cameras at the pool. The board approved Patrick moving forward with installation of a camera for additional security.

9. Covenant Enforcement

Board members discussed a home operating as a short-term rental, which is in violation of bylaws that prohibit operating a business from the home. Board members agreed a letter should be sent to the property owner.

10. New Business

Board members discussed frequency of mowing on the landscape contract, as well as damage done to the fence tops by the playground. Patrick said there are additional fence tops that can be used to replace broken and damaged fence caps.

Board member Rodney Jones also brought plans for improvement of plants at entrances of Bristol Park. Plans included replacing some shrubs and adding plants to the pool entrance, south entrance and west entrance. Board members asked for additional information on installation costs.

Motion to adjourn at 8:10 p.m.