

Bristol Park HOA Annual Meeting Minutes
January 18, 2024
Credit Union

HOA Board Members present:

President Dave Patrick
Treasurer Julie Bisbee-Wheeler
Kris Viers
Alex Painter
Kathleen Joslin
Parvathy Sangaran

1. Call to Order

The meeting was called to order at 6:55 pm.

2. Approval of Minutes for December

Kris moved to approve the meeting minutes. Julie seconded and the motion carried.

3. Treasurer's Report

Income	\$111,656
Expenses	\$100,086
Dues collected year to date	\$102,240 (which includes 2022-2024)
Interest earned for the year	\$3,401

Total net income for 2023 \$11,570.81

The HOA also has a reserve account that remains healthy and is used for large repairs, unplanned expenses. Julie reported that additional HOA dues would be expected to come in and we would see an increase in 2024 dues collected.

Pool operations was the major expense of the year with a total of \$38,423. HOA Activities \$1,702, common area maintenance \$16,635.62 and accounts administration expenses \$12,820

Kris moved to approve the Financials. Kathleen seconded and the motion carried.

Depositing reserve amount in CD

Dave informed the board that 3.5 to 5% interest would be gained if the reserve amount is deposited in CD for a year. One month interest would be the penalty if funds were pulled out before the stipulated term.

Board members discussed that funds could be needed this year if the pool were to be resurfaced and the tiles replaced. Inspection of the pool may not be possible until early May

to determine if it is needed. Resurfacing expenses would be around \$30,000 and quote can be obtained only after the pool is drained and inspected. Deposit in CD to be decided only after there is a clear estimate of the expenses.

3. Dues Collection Update

37 dues payments obtained through Cheddar Up so far this year. Last year was 58.

4. E-mail address collection update

Kris updated the board and residents that many people had taken advantage of the QR code that was used to begin collecting resident emails. The goal would be to get a list and start sending newsletters or other communication.

5. Discuss social and neighborhood image committees

Two new committees to be formed – Image committee and Events committee.

Lisa Jones volunteered to be leading the Neighborhood Image Committee. No volunteers for Events Committee at the meeting. Parvathy Sangaran had expressed willingness to be part of the events committee if needed.

Residents attending the meetings brought up other concerns:

It was discussed that having no lifeguards will substantially bring down the expenses, but majority of the property owners and board members opted to continue to have the lifeguards citing they helped to keep the rest rooms clean, open and close the pool on time, supervise kids maintain order.

Property owner expressed concern over uneven side walks which was a safety issue. It was informed that getting sidewalks in front of homes was the responsibility of the property owner. City needs to be contacted to get the work done and city would pay 70% of the cost and 30% (roughly about \$500) is the responsibility of the property owner. Side walks in public areas is the responsibility of HOA.

Trash cans need to move away from the street no less than 48 hours from the trash collection day.

The board was asked if there are upcoming goals for 2024 that residents could be aware of. Board members said there are goals around continued maintenance, keeping a strong financial position, but board members could put together a more focused list.

7. Selection of new board members

Kris Viers would not be able to serve as board member in 2024 and Rodney Jones volunteered to be on the board. Parvathy Sangaran would not be able to serve as secretary in 2024 and there no volunteers to fill the vacancy.

Motion to Adjourn

Motion to adjourn by Kris and seconded by Julie. Meeting adjourned at 8:07 PM
Minutes submitted by Parvathy Sangaran