

August Bristol Park Board of Managers
Bristol Park Pool, 7 p.m. Aug. 15

Board Members Present:

Dave Patrick, President
Julie Bisbee Wheeler, Treasurer
Rodney Jones
Phillips Hall
Joe Hinton

1. Call to order 7:03 p.m.

2. Approval of July Minutes

Motion to approve, Motion carries

3. Financial Report

Bisbee-Wheeler provided an update on financials. Expenses in July was \$15,827.34 to include Northwest Pool, landscaping, utilities and the pool party. It is anticipated that funds will be moved from the savings account to pay for the remaining summer expenses. Additional income is expected from the sale of a home with unpaid dues. The dues will be paid before the sale is final.

Rod makes a motion to approve financials. Motion carries.

4. Discussion of Reserve Calculation

Lanny David, resident and former treasurer, presented to the board about estimated increase in expenses and the need to consider an increase in annual dues. Board members discussed the need to avoid a special assessment if major repairs were needed for neighborhood property. Residents and board members discussed whether the HOA should have reserve equal to the annual expenditures, or a percentage of anticipated major expenses. Board members discussed putting an agenda item on the September meeting to consider an increase. Dave also highlighted that additional dollars may be needed for the eventual replacement of the pool cover.

4. Update from social committee

a. Pool Update

Bisbee-Wheeler gave an update on the July pool party. Eighty sno cones were given away and Bisbee-Wheeler estimated more than 100 residents attended the party. Karaoke was a big hit at the party. The party's expenses were roughly \$1,000 to include pizza, extra lifeguard pay and Kona Ice truck.

b. Neighbors Night Out

Board members discussed the desire to do a Neighbor's Night Out in conjunction with the city of Edmond. The board approved the event to include ice cream giveaway with a budget not to exceed \$300.

6. Update from architectural committee

Members talked about an unpermitted structure on the lot. Phillips was planning to research applicable code for the structure and reach out to the city.

7. Discussion of solar panel policy

Members discussed developing a draft policy for consideration. The policy will be posted in advance of the next meeting. A resident has requested permission to install solar panels.

8. Update on pool operations

Pool hours are 4 p.m. to 8 p.m. now that school has started. The pool will close Sept. 2 for the season. A plumber was called to unclog the women's toilet in August.

9. Update on Insurance

HOA managers continue to work with a broker to get a new quote.

10. Update on roof litigation

An Oklahoma County judge ruled in favor of the board of managers in their enforcement of the requirement that neighborhood roofs must be weathered wood. Work with the attorney to secure attorney's fees and date by which the roof must be replaced will continue.

11. Entrance Projects

Members discussed planning for entrance landscape after additional information on upcoming expenses is known. Rodney and Dave discussed Pitzer contract and additional charges. This will be discussed at the September meeting.

12. New business

Members set Sept. 28 as a neighborhood work day, and adding information about the workday in case some neighbors needed help with yard work or other work. Members also discussed powerwashing chairs at the pool.

HOA board members also discussed the need to have uniform access to the Bristol Park email.

The meeting was adjourned at 8:40 p.m.
Minutes submitted by Julie Bisbee-Wheeler