

Bristol Park HOA Board of Managers
7 p.m. May 15, 2025
Bristol Park Pool

Present:

Julie Bisbee Wheeler, President
Rodney Jones, Vice President
Angelica Alls, board member
Phillips Hall, Treasurer

1. Welcome, Call to Order

Meeting was called to order at 7:03 p.m.

2. Public Comment

No public comment.

3. Approval of Minutes

a. May Regular Meeting

*Motion to approve made by Julie Bisbee Wheeler; Second by Rodney Jones.
Motion carries.*

4. Financial Reports

a. Update on monthly expenses

Hall provided an update. Expenses for the HOA typically pick up in the second quarter as maintenance, pool operations begin. Hall reported that repairs and insurance claim on the pool house had been paid.

b. Update on unpaid dues

No update provided.

c. Update on 2025 dues collection

As of May 15, \$99,468 in 2025 dues had been collected. The balance in the treasury account remained unchanged. Additional income had come in from title letters, HOA fees.

d. Discussion and possible action on lien release list

The HOA Board will have lien releases to file as liens were paid, but releases by HOA of previous years not filed. There will be a nominal cost to the HOA to file release of liens.

e. Discussion and possible action on April 2025 financials

*Motion to approve April financials made by Jones; seconded by Bisbee-Wheeler.
Motion carries.*

5. Update from budget committee

a. Discussion and possible action on HOA service contracts

1. Insurance Contract

Bisbee-Wheeler provided an update on HOA insurance quote received from State Farm. The quote for insurance for an annual policy is \$8,490. The HOA has a business policy which includes business-related endorsements and coverage. Bisbee-Wheeler said the agent said removing coverages would not reduce the cost. The hail deductible is changed to 3% of the total loss. It appears the value of assets has increased. A motion to move forward with policy in June was made by Jones, seconded by Hall. Motion carries.

b. Update on billing for shared maintenance costs

The HOA properly billed 6 entities that we share maintenance with the retention pond and common area to the north of Bristol Park Office Park. Two entities have not paid. A reminder letter would be sent.

c. Update on efforts to update, recover HOA financial records

No action.

d. Reserve study

HOA board had planned to use an online reserve study. Hall expected to have an update by June board meeting.

6. Pool operations update

a. Update on pool opening.

Pool was expected to open by Memorial Day. Northwest Pools was cleaning and filling the pool.

b. Update on pool pergola repair

Jones updated board members that the pergola would be installed by the time the pool opened.

c. Discussion on pool cover replacement

Measurements for a new pool cover estimate have been provided to the vendor. Hall expected an update in June.

d. Discussion on pool signage - "No parking after dark"

Continued concerns about late night loitering at the park.

e. Update on pool card system access

Hall updated the board that the system had been updated, but all cards would be need to be reprogrammed. Data from previous years were not retained when the system was reset and updated. A webform has been sent to all residents to provide information.

- f. Update on pool operation hours signage**
New signs were installed in advance of the pool opening.

7. Covenant enforcement action

- a. Update on outbuilding structure, 1825 Fairmont**
Letter sent and returned. Structure is still there. Complaints have been filed with the city as the structure is unpermitted and outside the plat lines, Jones said.
- b. Fence Conditions**
Several fences remain in poor condition with missing slates, downed sections. This is a violation of the City of Edmond code and would be reported to the city.
- c. Discussion and possible action on additional enforcement actions**
Members discussed additional code and covenant violations, to include homes with trailers, dumpster, and campers in driveways.

8. Neighborhood Image/Social Committee Update

- a. Swim Team Update**
Registration is open. Resident is working on recruiting 15 kids for a neighborhood team. The resident was unsure if the goal could be met.
- b. Update on request to paint basketball court**
No update.
- c. Newsletter update**
Alls provided an update. Open rates remained high. Residents expressed gratitude for additional communication. Additional emails had been added to the neighborhood list.
- d. Neighborhood events update**
May garage sale was complete with several homes participating.
- e. Pool Party**
Plans for the July 26 pool party were also discussed. Alls reported that food trucks contacted required a minimum and may require residents to purchase food as high as \$10 to \$15 per person. Alls recommended staying with pizza, snocones.

9. Building Committee

- a. Discussion of exterior structures, outbuildings**
No action.
- b. Discussion and possible action on building committee requests**

- i. Shed Request, 2025 Oxford
Resident attended the meeting. Board members asked questions about the type of roofing that would be used on the shed. The resident said the roof would be shingles and match the home. Motion to approved by Hall, seconded by Alls. Motion carries.
- ii. Shed Request, 1800 Camden Way
Managers discussed request for a resin toolshed. Resident was not in attendance. Motion to table made by Hall, seconded by Jones. No action taken.

11. New Business

Resident Lanny David asked questions about profit and loss, financial position and dues collections via online payment. Hall provided update on an increase in residents using online payments. Hall would follow up with David to provide financial reports.

Managers also discussed working with pool manager to install a handrail for the pool.