

Bristol Park HOA Board of Managers
7 p.m. June 19
Bristol Park Pool

Present:

Julie Bisbee Wheeler, President
Rodney Jones, Vice President
Phillips Hall, Treasurer
Lanny David, resident
Wes Hall, resident

Absent:

Angelica Alls, board member

1. Welcome, Call to Order

The meeting was called to order at 7:06 p.m.

2. Public Comment

No members of the public requested to comment.

3. Approval of Minutes

a. May Regular Meeting

Motion to approve May minutes was made by Jones, seconded by Hall. Motion carries.

4. Financial Reports

Hall provided updated financial reports.

a. Update on monthly expenses

Monthly expenses were on track.

b. Update on unpaid dues

30 properties had unpaid dues. Unpaid dues varied from late fees, 2025 dues to on property that is currently several years behind and on a payment plan with HOA.

c. Update on 2025 dues collection

Resident David asked about previous income statement and how it was calculated. Members discussed how financial records were incomplete. Hall said accounts were in order.

Hall exited meeting at 7:15 p.m. No additional votes were taken as a quorum of board members were no longer present.

d. Discussion and possible action to file release of lien on following properties:

No action was taken. Bisbee-Wheeler and Jones said a special meeting would need to be held to approve the list to move forward.

1849 Fairmont Ln
1617 Sagewood
1900 Fairmont Ln
2916 Nantucket Ln
2617 Prescott Ave
1701 Napa Valley Rd
1625 Camden Way
3001 Richfield Ln
1900 Aurora Dr

e. Discussion and possible action on May 2025 financials

No action taken.

f. Discussion of 2026 Budget Planning Process

Members discussed the need to begin thinking ahead for 2026, to include future expenses and planned project or maintenance.

5. Update from budget committee

No updates.

a. Update on billing for shared maintenance costs

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

c. Reserve study

6. Pool operations update

a. Update on pool operations

i. Repair on multi-port valves

Bisbee-Wheeler said Northwest pools was working with a contractor to assess the condition of the multi-port valves. Estimated cost to repair or replace ranged from \$700 to \$1,000.

ii. Handrail installation

Hall provided an update on handrail installation as he had met with the contractor at the beginning of pool season. Hall said the contractor estimated the pool would need to be closed up to 2-3 days for the installation – and the price ranged from a couple hundred dollars up to several thousands. Members discussed revisiting the handrail installation at the end of the pool season, and discussing planning for the expense in 2026.

iii. May-June pool utilization

The pool had been busy in May and June. On peak weekends more than 70 people had been at the pool at one time. Lifeguard staffing seemed appropriate for pool visitor numbers.

iv. Discussion of pool rules, enforcement

Lifeguards were enforcing rules, including no throwing of balls in the pool and no vaping in the pool area. These continued to be rules that some residents were breaking. Some residents were unhappy that balls could not be thrown in the pool, however, it has been a stated rule for many years.

b. Discussion of pool cover replacement

Jones and Bisbee-Wheeler discussed the need for an update on pool cover replacement at the July meeting.

c. Discussion on pool signage - “No parking after dark”

No update

d. Update on pool card system access

Bisbee-Wheeler was handling pool card entries for the HOA. More than 150 cards had been entered since the beginning of the season. Cards had to be manually reentered because the system was reset and all data was reset. A QR code and form was on the bulletin board for residents who were having issues or needed to register their cards. Bisbee-Wheeler was typically at the pool on Monday evenings to key in new cards and provide replacements. Residents are encouraged to continue to use the form for card requests.

7. Covenant enforcement action

a. Update on outbuilding structure, 1825 Fairmont

b. Discussion and possible action on enforcement actions under Article 7 – Use Restrictions and Architectural Control

No updates. Jones was going to update the letter to include the fine structure to ensure that letters were effective in changing violations. No action taken.

8. Neighborhood Image/Social Committee Update

a. Swim Team Update

There were not enough neighborhood kids for a Bristol Park team.

b. Update on request to paint basketball court

No update

c. Newsletter update

Newsletter continued to have high open rate and engagement. Additional resident emails had been added to the list.

d. Neighborhood events update

Planning was underway for July 26 pool party. The party will include pizza, drinks and sno-cones. Alls was in contact with the sno-cone vendor.

9. Building Committee

a. Discussion and possible action on building committee requests

i. Shed Request, 1800 Camden Way
No action.

11. New Business

No new business.

Meeting was adjourned at 8:15 p.m.