

**Bristol Park HOA Board of Managers
7 p.m. June 23, 2025 Special Meeting
Bristol Park Pool**

Present:

Julie Bisbee-Wheeler, HOA President
Phillips Hall, Treasurer
Angelica Alls

Absent:

Rodney Jones, Vice President

1. Welcome, Call to Order

The meeting was called to order at 7:04 p.m.

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

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

Hall said all properties were checked for old liens placed on properties by HOA for non-payment of dues. The liens were never released after the properties were sold. Hall said financial records from previous bookkeeper do not verify that dues were paid upon sale of homes. Hall said many of the liens are old. Hall will be filing release of liens on properties with the Oklahoma County Clerk. It is estimated that filing fees for all release of liens will cost up to \$200. Motion to approve made by Bisbee-Wheeler. Seconded by Alls. Motion carries.

3. Discussion and possible action to affirm existing enforcement fine schedule

[ByLaws & Covenants | Bristol Park Home Owner's Association](#)

Owners in violation of covenants and bylaws will be issued a courtesy written notice. Owners who continue to be in violation of the above provisions after **Ten (10) days** from the date of the courtesy letter will be issued a formal written notice of violation (First Recorded Notice).

In the event a violation is not remedied within **Fourteen (14) days** from the date of the First Recorded Notice, Owners will be notified in writing that a fine in the sum of **Two Hundred Dollars (\$200.00)** has been assessed, and that an **equal sum shall be assessed each Fourteen (14) day period thereafter until the violation is rectified.**

If the violation is not remedied within **Sixty (60) days** from the date of the First Recorded Notice, the Board, at its discretion and at the sole expense of the Owner, **may remedy the violation by any means allowable under the law.**

Should the Owner receive an additional notice for violation of the same Article and Section **within a three (3) month period** from the date of the First Recorded Notice, the Owner **shall be immediately subject to an additional fine of Two Hundred Dollars (\$200.00), and that an equal sum shall be assessed each Fourteen (14) day period thereafter until the violation is rectified.**

These fine(s) shall be in addition to other penalties, charges, fees, attorney and court costs, or for reimbursement of other such expenses as may be incurred by the Board to secure collections associated with a violation.

Board members discussed that fines would be listed on enforcement letters for residents. Board members discussed that all members should be informed of enforcement and fine letters before they are sent. Bisbee-Wheeler would update the website where the fine information is currently listed. No changes were proposed to the fine structure. Bisbee-Wheeler would be adding language to the website that informs residents on due process for fines. Motion made by Hall, seconded by Alls. Motion carries.

4. Adjournment

Meeting was adjourned at 7:15 p.m.