

Bristol Park Home Owner's Association

Board of Manager's Agenda

May 14, 2026

Present: Rod Jones, Julie Bisbee Wheeler, Greg Brown, Anne Hall, Wes Hall, Maggie Leon

1. Welcome, Call to Order 7:05 P.M.
2. Public Comment
 - a. Homeowner brought complaints about 1632 Camden Way, which is operating as an Airbnb. There have been large numbers of vehicles parked in front of and along the street by the home, noise issues late into the night, and possible drug use observed at the house. The neighbor has brought this to the attention of the Board and hopes to have help in dealing with the situation.
3. Approval of Minutes
 - a. April Meeting Minutes Review
 - b. Motion to approve by Julie Bisbee Wheeler, seconded by Anne Hall, motion carried without objection.
4. Financial Update
 - a. Update on Monthly Expenses
 - b. Discussion and possible action on delinquent properties and liens.
 - i. Late notices and Liens
 1. Late fee increase next year to \$50. Motion to raise fees made by Anne Hall, seconded by Rod Jones, motion carried without objection
 2. Henderson/Attorney – Updated lien?
 - c. Update on outstanding dues
 - d. Bookkeeper performance – a deposit for the pool company was made late, deadlines have been missed, and there has been a lack of communication between the bookkeeper and the board. All are concerning to the board.
 - e. Irrigation system evaluations – 1 zone is working, one is not.
 - f. Income Tax Filing – extension filed by April 15, the preparer has been contacted about finishing the filing.
 - g. Insurance Notice/Bill received – Increased this year because the value of the property increased significantly, 34%. The board will contact other providers to see if another provider can provide insurance at a lower cost.

5. Update from Budget Committee
 - a. Reserve study update – All information was filled out and forwarded to the company for review. Now more information is needed by us to complete.
6. Discussion of 2026 Contracts
 - a. Bristol Park Property Owner's Shared Maintenance
 - i. Only one member has sent payment for their part of the maintenance
 - ii. The board will send another invoice and warning letter to other members to encourage payment.
7. Covenant Enforcement Action
 - a. Discussion and possible action on enforcement letters and fines
 - i. 1709 Aurora – Final notice will be sent
 - ii. Air BnB – An email was sent to the owner and a reply received. Response to their questions will be made.
8. Parking Lit Drainage
 - a. Address with a resident workday? – Scheduled for May 16 at 10am
9. Neighborhood Image/Social Committee Update
 - a. Newsletter Update – sent out for May
 - i. Inclusion
 1. Bookkeeper?
 - ii. Monthly covenant Focus
 - b. Facebook
 - c. Neighborhood events update and dates
 - i. Garage Sale – done
 - ii. Pool Party – July – Kona Ice confirmed, All-American Pizza will be contacted to provide pizza
 - iii. Neighborhood Night Out
 - d. Trash Issues in neighborhood
 - e. Flood Lights Replacements and added lights – will be installed on resident workday
10. Pool Opening Preparation
 - a. Assessment Day
 - b. Workday – Saturday, May 16 at 10am
 - c. Reservation Procedures – A form will be created for residents to fill out to reserve the pool for events. A \$25 reservation fee will be collected and that will go to the cost of the pool rental, which is \$50 for two hours, and \$25 for each additional hour, to be paid electronically by date of event. Homeowner needs to speak with lifeguards to make arrangements with them. They are to be paid \$20 per hour each in cash at the end of the event.

- d. Swim Team – more team members needed.
- e. Chair Replacements
- f. Pool Rail - \$975.00 deposit needed. Rod Jones made a motion to approve this, Julie Bisbee Wheeler seconded the motion, motion carried without objection.

11. Meeting Adjourned at 8:46 P.M.