

**BRIDGESTONE LAKES COMMUNITY IMPROVEMENT ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**\*\*GENERAL SESSION\*\***

**Date:** February 25, 2019

**Location:** Bridgestone Clubhouse, 4403 Lost Lake Lane, Spring TX 77388

**Attendees:** Nicole Nelson  
Dwight LeBlanc  
LaToya Henry  
Julie Yasar  
Donald Callender

**Absent:**

Sussan Martinez, Montage Community Services and 7 homeowners was also in attendance for this meeting

- Nicole Nelson called the meeting to order at 7:00 p.m.
- The minutes from the October 24, 2018 were reviewed by the Board. Dwight LeBlanc made a motion to approve the minutes as prepared. Donald Callender seconded the motion, all in favor, motion carried.
- Approval of the October-December 2018 Financials were reviewed by the Board. As of December 31, 2018, the association has \$121,644.53 in the operating account and \$92,016.14 in the replacement account. The outstanding delinquent owners owe a combined total of \$66,372.25. The association came in over budget for the year in the amount of \$39,966.94 due to legal costs. Dwight LeBlanc made a motion to approve Oct-Dec 2018 Financials as prepared. Julie Yasar seconded the motion, all in favor, motion carried.
- Recap of the action taken in the executive session regarding delinquent accounts. The Board reviewed the delinquent owners and have advised management to follow the delinquency policy.
- Old Business:
  - a. Duck/Nutria: no update
  - b. Developer Law Suite update: we are scheduled for jury trial April 15, 2019. According to the judge there will be no more postponements.
  - c. ACC Applications: 2 were submitted and approved in the past 60 days
  - d. New Homeowner report: 9 new homeowners since October 1, 2018
  - e. Fence Replacement update: tabled until after the trial.

- New Business:
  - a. Ratification of appointing Donald Callender to the vacant board position: Julie Yasar made a motion to approve the ratification of the appointment of Donald Callender. Dwight LeBlanc seconded the motion, all in favor, motion carried.
  - b. Ratification of the landscaping contact renewal: Dwight LeBlanc made a motion to approve the landscape contract renewal, with the install of the new water savings irrigation controllers. LaToya Henry seconded the motion, all in favor, motion carried.
  - c. Ratification of the concrete lifting and repairs proposal: there was some concrete sections on the sidewalks going around lakes 3 and 4 that needed to be replaced and some that needed to be lifted as they were a potential tripping hazard. Dwight LeBlanc made a motion to approve the proposal. Donald Callender seconded the motion, all in favor, motion carried.
  - d. Update on Lakes: the board had received several complaints about the color of the lakes with all the rain and dirt going into them. Donald Callender talked about the Meadow Hill MUD installing a new drainage pathway to have the water in the dry retention ponds flow out and around our lakes.

7. Homeowner Forum:

- a. There were several homeowners in attendance that wanted to know what the community fence on 2920 had not been replaced yet. The board explained that the wall could not be replaced until after the lawsuit was completed. The board agrees that from the outside it makes the community look bad, but at the moment their hands are tied. As soon as the jury trial is completed in April, then they can begin to do something about the community fence.
- b. A homeowner present talked about finding ways to promote community spirit and getting to know their neighbors.
- c. The Muscovy ducks were discussed again. Management has found another company that is looking to give the association a price for removing the ducks.
- d. The owners talked about doing landscape enhancements and the board agreed that after the lawsuit was settled this would be a top priority.

Adjournment: LaToya Henry made a motion to adjourn; Dwight LeBlanc seconded; all in favor, motion carried. The meeting was adjourned at 8:20 pm. The next meeting will be in March 25<sup>th</sup> and will be the annual meeting.

  
Dwight LeBlanc- Secretary

4.22.2019  
Date