

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

Date: September 23, 2019

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

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

Absent:

Sussan Martinez, Montage Community Services, 9 homeowners were also in attendance for this meeting

- Nicole Nelson called the meeting to order at 7:02 p.m.
- The minutes from the August 26, 2019 were reviewed by the Board. Dwight LeBlanc made a motion to approve the minutes as prepared. LaToya Henry seconded the motion, all in favor, motion carried.
- Approval of the August 31, 2019 Financials were reviewed by the Board. As of August 31, 2019, the association has \$77,835.27 in the operating account and \$105,127.07 in the replacement account. The outstanding delinquent owners owe a combined total of \$70,787.06. The association came in over budget for the year in the amount of \$80,695.98 due to legal costs. Dwight LeBlanc made a motion to approve August 31, 2019 Financials as prepared. LaToya Henry 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. Developer Law Suite update: we are scheduled for jury trial November 4th, 2019. Our June trial date was pushed back because the trial being held prior to ours was extended. The associations attorney was present and answered questions regarding the case from the homeowners. Owners asked how long could this take, could they appeal and if they do how long does that take and what is the cost to the association?

The trial should take no longer than a week, if they appeal the decision it could take up to 3 years and could cost the association in excess of \$60K.

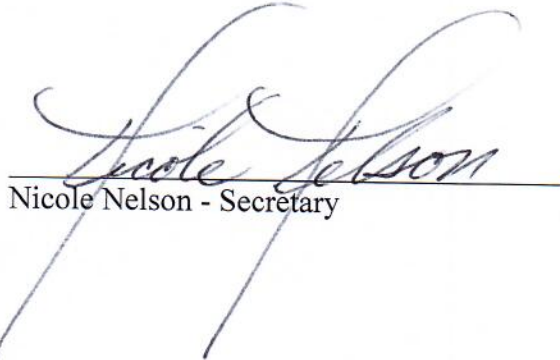
- b. ACC Applications: no new applications
- c. New Homeowner report: 1 new owner

- New Business:

- a. Community Wall discussion: The board reviewed the bid for an 8 foot cedar fence with the 1 foot rot board and caps in the amount of \$98,350.00. Dwight LeBlanc made a motion to approve this proposal, Latoya Henry seconded the motion, all in favor, motion carried.

Homeowner Forum: homeowners asked additional questions about the fence and the lawsuit. The issue of parking in the street was brought up and the attorney confirmed that the HOA did not have the ability to do anything about it as it was not private.

Adjournment: Nicole Nelson made a motion to adjourn; Dwight LeBlanc seconded; all in favor, motion carried. The meeting was adjourned at 7:41 pm. The next meeting will be in October 28, 2019.



Nicole Nelson - Secretary


Date