

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

**Date:** August 9, 2023

**Time:** 7 pm

**Location:** Zoom and in person Bridgestone MUD 19720 Kuykendahl Rd, Spring TX

<https://us06web.zoom.us/j/89056372479?pwd=MitEUIRCeTF4NkNkWlcwbWx4dUtGdz09> Meeting ID:  
890 5637 2479 Passcode: 165542 One tap mobile +13462487799

**Attendees:** Julie Yasar  
LaToya Henry  
Dwight LeBlanc  
Nicole Nelson  
David Berry

**Absent:**

Sussan Summers, Montage Community Services, 8 homeowners in attendance for this meeting in person and zoom.

- David Berry called the meeting to order at 7:10 p.m. quorum of the board was established.
- The minutes from June 14, 2023, were reviewed by the board. Dwight LeBlanc made a motion to approve the June 14, 2023, minutes as prepared. Nicole Nelson seconded the motion, all in favor, motion carried.
- Approval of May-June 2023 Financials – The financials were reviewed by the Board. As of June 30, 2023, the association has \$57,510.35 in the operating account and \$39,015.96 in the replacement account. The outstanding delinquent owners owe a combined total of \$81,486.87. The association came in under-budget \$8,760.96. Nicole Nelson made a motion to approve May-June 2023, Financials as prepared. Dwight LeBlanc 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.  
Violations: the board reviewed the violation report – no additional action needed at this time.
- Old Business:

- a. Developer Law Suite update: our attorney is working on collecting the money awarded to the community.
  - b. ACC Applications: 2 applications on hold
  - c. New Homeowner report: 1 new homeowner this past month
  - d. Marques signs: the board reviewed the LED marque sign for the community. This item will be tabled until 2024
  - e. Additional Lighting around the lakes: David is going to be working with a contractor on solar lights for the MUD
- New Business:
    - a. Holiday decorations committee: looking for volunteers to judge the holiday lights this year. 1 winner per section.
    - b. Fall Garage sale: looking for volunteers to head up the fall garage sale

MUD Update: David Berry gave the update for what has been going with the MUD. The bond was not passed. The hotel that was going to be built on Gosling, the MUD purchased that property to prevent the hotel from being built. The park is moving right along and should be completed in the spring of 2024. The park is going to be run as a non-profit, this will help bring in funds to run it. On the 30 acres on Rhodes Ranch, this will be a rental home community. The MUD is hosting a blood drive and will also do a Toy Drive for the holidays.

Homeowner Forum: a homeowner present asked if owners could put in wrought iron fences instead of wood fences if they do not back up to the lake. There are a couple of houses that back up the school and other areas that need to be looked at.

Adjournment: Dwight LeBlanc made a motion to adjourn; David Berry seconded; all in favor, motion carried. The meeting was adjourned at 8:14 pm. The next meeting will be September 13, 2023 in person and via Zoom.

---

Julie Yaser

---

Date