

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

Date: October 12, 2022

Time: 7 pm

Location: 19720 Kuykendahl Rd, Spring TX 77379

<https://us06web.zoom.us/j/86501573110?pwd=UnZKbUJmNE1iMXhCM0JQMGC2N25SZ09>

Meeting ID: 865 0157 3110 Passcode: 771939 One tap mobile +13462487799

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

Absent:

Sussan Summers, Montage Community Services, 1 homeowner in attendance for this meeting in person and zoom.

- Julie Yaser called the meeting to order at 7:06 p.m. Quorum of the board was established.
- The minutes from the October 12, 2022, were reviewed by the board. Latoya Henry made a motion to approve the October 12, 2022, minutes as prepared. Dwight LeBlanc seconded the motion, all in favor, motion carried.
- Approval of the October and November 2022, Financials were reviewed by the Board. As of November 30, 2022, the association has \$5,424.23 in the operating account and \$31,455.14 in the replacement account. The outstanding delinquent owners owe a combined total of \$71,185.46. The association came in over budget \$8,779.00. Latoya Henry made a motion to approve October and November 2022, Financials as prepared. David Berry 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.

There are 3 homes that need to be sent to the attorney for Deed Restriction for compliance. The board reviewed the files, Nicole Nelson made a motion to send all 3 to the attorney, David Berry seconded the motion, all in favor, motion carried.

- Old Business:
 - a. Developer Law Suite update: there is a hearing set for Friday, January 13, 2022 to see if the Judge is going to allow for a new trial. If their request is approved it could be another 2 years before a new trial is held. If it is denied they will still have 30 days to submit their appeal.
 - b. ACC Applications: Jon gave the update on the ACC applications, it has been pretty slow, only 2 applications this past month.
 - c. New Homeowner report: 1 new homeowner
 - d. Marques signs: no update
 - e. Additional Lighting around the lakes: David is going to be working with a contractor on solar lights for the MUD and he will see if they can give us a discount.
- New Business:
 - a. 2023 Goals: try to get the community to be more involved. Host a community party to go along with the Annual meeting. Annual Meeting will be scheduled for April 15 at the lake and the MUD building as back up for weather purposes.

MUD Update: David Berry gave the update for what has been going with the MUD. The next MUD meeting is February 10, 2023 and they will be discussion the MUD possibly taking over the maintenance on the lakes inside the communities belonging to the MUD. The new park is under construction, and they hope to have it completed in 2024. The MUD sold the land where they were discussing the Lone Star College annex and it will now be senior cottage rentals.

Homeowner Forum: no comments

Adjournment: Dwight LeBlanc made a motion to adjourn; David Berry seconded; all in favor, motion carried. The meeting was adjourned at 7:56 pm. The next meeting will be February 8, 2023 in person and via Zoom.

David Berry – Secretary

Date