

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

Date: June 14, 2023

Time: 7 pm

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

<https://us06web.zoom.us/j/86501573110?pwd=UnZKbUJmNE1iMXhCM0JQMgc2N25SZz09>

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

Attendees: Julie Yasar
Dwight LeBlanc
Nicole Nelson
David Berry

Absent: LaToya Henry

Sussan Summers, Montage Community Services, 4 homeowner in attendance for this meeting in person and zoom.

- David Berry called the meeting to order at 7:02 p.m. quorum of the board was established.
- The minutes from May 10, 2023, were reviewed by the board. Dwight LeBlanc made a motion to approve the May 10, 2023, minutes as prepared. Nicole Nelson seconded the motion, all in favor, motion carried.
- Approval of April 30, 2023 Financials – The financials were reviewed by the Board. As of April 30, 2023, the association has \$77,231.72 in the operating account and \$36,496.92 in the replacement account. The outstanding delinquent owners owe a combined total of \$94,412.57. The association came in under-budget \$9,264.04. Nicole Nelson made a motion to approve April 30, 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. The following accounts will have a foreclosure paperwork filed: 100201160, 100200560, 100200480

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: no pending applications
 - c. New Homeowner report: 1 new homeowner this past month
 - d. Marques signs: the board reviewed the LED marquee sign for the community. To have one installed with electricity is going to cost about \$18,000.00. We are still working on bids.
 - e. Additional Lighting around the lakes: David is going to be working with a contractor on solar lights for the MUD
- New Business:
 - a.

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.

Homeowner Forum: there were questions and discussions on the lakes and the condition they are in right now. Responsibility for repairs for Lakes 3 & 4, David is going to reach back out to Harris County Flood Control to open discussions on maintenance. Heavy trash was discussed and a reminder will be sent out that heavy trash days are the 3rd Thursday of each month.

Adjournment: Dwight LeBlanc made a motion to adjourn; David Berry seconded; all in favor, motion carried. The meeting was adjourned at 8:12 pm. The next meeting will be July 12, 2023 in person and via Zoom.

Julie Yaser

Date