**BRIDGESTONE LAKES COMMUNITY IMPROVEMENT ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

***\*\*GENERAL SESSION\*\****

**Date**: May 10, 2023

**Time:** 7 pm

**Location:** Zoom   
  
<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

LaToya Henry

**Absent:**

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.
* 2023 Board Positions are as follows:
  + President – David Berry
  + Vice President – Dwight LeBlanc
  + Secretary – Julie Yasar
  + Treasurer – LaToya Henry
  + Director – Nicole Nelson
* The minutes from February 8, 2023, were reviewed by the board. Dwight LeBlanc made a motion to approve the February 8, 2023, minutes as prepared. Nicole Nelson seconded the motion, all in favor, motion carried.
* Approval of February and March 2023 Financials – The financials were reviewed by the Board. As of March 31, 2023, the association has $85,832.91 in the operating account and $35,238.01 in the replacement account. The outstanding delinquent owners owe a combined total of $105,141.05. The association came in under budget $5,820.69. Nicole Nelson made a motion to approve February and March2023 Financials as prepared. Dwight LeBalnc 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 be sent to the attorney for collections upon the expiration of the state statue 209 letter.

100200200

100202242

100201202

100202751

100201532

100200700

100200710

100202501

100202792

100202831

100200550

100200651

There are 2 homes at the attorney and 2 homes that need to be sent to the attorney. On the two homes that are ready for attorney action, the board has noticed that work is being done on the homes and they would like to wait until next month to see what progress has been made.

* Old Business:

1. Developer Law Suite update: our attorney is working on collecting the money awarded to the community.
2. ACC Applications: there have been 3 approvals and 3 that are on hold waiting additional information.
3. New Homeowner report: 5 new homeowners since January
4. Marques signs: waiting on the final proposals to come in
5. Old signs: all of the signs around the lakes look faded and worn out, new signs have been ordered.
6. Additional Lighting around the lakes: David is going to be working with a contractor on solar lights for the MUD

* New Business:
  1. Fence height for the owners that back up the outside of the community: the board will discuss this with the ACC Committee and come up with guidelines for these exterior fences.
  2. Community Events: Yard of the Month will start back up in June, Food Truck event was brought up. Any ideas and suggestions will be welcomed by the board.

MUD Update: David Berry gave the update for what has been going with the MUD. The bond was not passed. The second phase of the sidewalk repair program will begin next month. The hotel that was going to be built on Gosling, the MUD purchased that property to prevent the hotel from being built.

Homeowner Forum: talked about the type of fencing for those that backed up to the outside of the community, could it be wrought iron? The ACC Committee and Board will discuss.

Adjournment: Dwight LeBlanc made a motion to adjourn; David Berry seconded; all in favor, motion carried. The meeting was adjourned at 7:44 pm. The next meeting will be June 14, 2023 in person and via Zoom.

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Nicole Nelson – Julie Yasar Date