

**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/88927339908?pwd=NWN5VFVxdzAveXBiZkZk2VEFyNGlEdz09>

Meeting ID: 889 2733 9908 Passcode: 300189 +13462487799

**Attendees:** LaToya Henry  
Nicole Nelson  
David Berry

**Absent:** Julie Yasar  
Dwight LeBlanc

Sussan Summers, Montage Community Services, 7 homeowners were also in attendance for this meeting in person and zoom.

- Nicole Nelson called the meeting to order at 7:09 p.m. Quorum of the board was established.
- The minutes from the September 14, 2022, were reviewed by the board. Latoya Henry made a motion to approve the September 14, 2022, minutes as prepared. David Berry seconded the motion, all in favor, motion carried.
- Approval of the August 30, 2022, Financials were reviewed by the Board. As of August 30, 2022, the association has \$42,114.65 in the operating account and \$41,425.21 in the replacement account. The outstanding delinquent owners owe a combined total of \$74,518.27. The association came in under budget \$15,842.88. Latoya Henry made a motion to approve August 30, 2022, Financials as prepared. David Berry seconded the motion, all in favor, motion carried.
- 2023 Budget Approval: the board reviewed the 2023 draft budget prepared by management with the annual assessment rate of \$650.00- no increase. Nicole Nelson made a motion to approve the 2023 annual assessment rate of \$650.00- no increase. LaToya Henry seconded the motion, all in favor, motion carried. The annual assessment rate will stay the same.

- 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: the hearing is set for October 14<sup>th</sup> at 10 am
  - b. ACC Applications: Jon gave the update on the ACC applications. There are currently 2 on hold for additional information.
  - c. New Homeowner report: 1 new homeowner
  - d. Marques signs: Michelle Wharton is working with management to find a new marques sign as the ones purchased were not liked.
  - 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.
  - f. Landscape enhancements – the enhancements will be done at the entrances and 2 other areas by the end of October 2022. This will include updated lighting at the entrances.
- New Business:
  - a. No new business

Homeowner Forum: homeowners present complained about the amount of dust that is being stirred up with the new construction and what could be done about it? The dog station on Canyon and Maple needs repaired and the stop sign on Bridgestone Palm is upside down.

Adjournment: Dwight LeBlanc made a motion to adjourn; David Berry seconded; all in favor, motion carried. The meeting was adjourned at 7:57 pm. The next meeting will be January 11, 2023 in person and via Zoom.

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David Berry – Secretary

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Date