

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

Date: October 11, 2023
Time: 7 pm
Location: Zoom and in person Bridgestone MUD 19720 Kuykendahl Rd, Spring TX

<https://us06web.zoom.us/j/82912705163?pwd=3Cccaxn7tktbjflCljDMRKlSmstAY.1>

Meeting ID: 829 1270 5163 Passcode: 002180

Attendees: Julie Yasar

LaToya Henry
Dwight LeBlanc
Nicole Nelson – via Zoom
David Berry

Absent:

Sussan Summers, Montage Community Services, 6 homeowners 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 August 9, 2023 were reviewed by the board. Dwight LeBlanc made a motion to approve the August 9, 2023, minutes as prepared. David Berry seconded the motion, all in favor, motion carried.
- Approval of August 30, 2023 Financials – The financials were reviewed by the Board. As of August 30, 2023, the association has \$21,632.88 in the operating account and \$41,536.62 in the replacement account. The outstanding delinquent owners owe a combined total of \$80,881.07. The association came in over budget \$1,315.93. David Berry made a motion to approve August 30, 2023, Financials as prepared. Dwight LeBlanc seconded the motion, all in favor, motion carried.
- 2024 Annual Budget with a 6.9% increase = \$695.00- the board discussed the need to increase the annual assessment, due to the rising costs and the fact that the assessments have not been raised since 2009. Nicole Nelson made a motion to approve the increase, 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: The board was notified by the associations attorney that the Developer has not assets left and there was no money collectible for the association. The land that they had was given to the county for a sanctuary so it cant be touched. Claudia Hudson has no funds and her home is homesteaded, Tiffany Roth had her house foreclosed on and has no assets. The judgement stays in place and needs to be revisited every 5 years in case they come back into money, it will still be owed to Bridgestone Lakes.
 - b. ACC Applications: no applications this past month
 - c. New Homeowner report: no new homeowners
 - d. Marques signs: the board reviewed the LED marquee sign for the community. This has been tabled and removed from the agenda until such a time in the future the association has funds for this project.
 - e. Additional Lighting around the lakes: This has been tabled and removed from the agenda until such a time in the future the association has funds for this project.
- New Business:
 - a. Petition for lowering the speed limit in the community- David Berry is going to check to see what need to be on the petition, can it go out as a survey money, etc.
 - b. Petition for no commercial vehicles parked overnight in the community- David Berry is going to check to see what need to be on the petition, can it go out as a survey money, etc.

MUD Update: David Berry gave the update for what has been going with the MUD. There was a survey sent out by the MUD with regards to the trash service. The trash service contract was increased this year, so the MUD put it out to bid. They will be making a decision as to what company they are going to use at the November MUD meeting. Park is coming along and tarded for completion April 2024. MUD purchased a small parcel of land at Gossling and Kuykendahl, they are thinking about putting in a Veterans Memorial there.

Homeowner Forum: The amount of mucovy ducks was brought up, they seem to be multiplying. Statewide Animal Control has been notified. Lake 4 has very tall grass where the collapsing banks are, the landscapers are not able to get to it. Management will report this to the lake company to see if they can do something.

Adjournment: Dwight LeBlanc made a motion to adjourn; David Berry seconded; all in favor, motion carried. The meeting was adjourned at 7:55 pm. The next meeting will be January 10, 2024 in person and via Zoom.

Julie Yaser

Date