**BRIDGESTONE LAKES COMMUNITY IMPROVEMENT ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

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

**Date**: October 26, 2020

**Location:** Zoom<https://zoom.us/j/92867742819?pwd=RGt5dENHMTVFQmRhS1o3aFMyUHp6UT09>

Meeting ID: 925 7635 1903
Passcode: 392221

**Attendees: N**icole Nelson

Dwight LeBlanc

 Donald Callender

 Julie Yasar

**Absent:**  LaToya Henry

Sussan Martinez, Montage Community Services, 6 homeowners were also in attendance for this meeting

* Nicole Nelson called the meeting to order at 7:01 p.m.
* The minutes from the September 28, 2020 were reviewed by the board. Nicole Nelson made a motion to approve the September 28, 2020 minutes as prepared. Julie Yaser seconded the motion, all in favor, motion carried.
* Approval of the September 30, 2020 Financials were reviewed by the Board. As of September 30, 2020, the association has $30,207.01 in the operating account and $27,485.80 in the replacement account. The outstanding delinquent owners owe a combined total of $78,259. The association came in under budget for the year in the amount of $6,990.58. Nicole Nelson made a motion to approve September 30, 2020 Financials as prepared. Donald Callender seconded the motion, all in favor, motion carried.
* 2021 Budget and Annual Assessment: the board discussed the annual assessment and budget as prepared. They did not see a need to increase the annual assessment at this time. Dwight LeBlanc made a motion to keep the annual assessments at $650.00 for 2021. Nicole Nelson seconded that 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.
* Old Business:
1. Developer Law Suite update: on hold because of COIVD19, will be extended into 2021
2. ACC Applications: 2 new applications waiting for approval
3. New Homeowner report: 3 new homeowners in the past month
4. Lakes 3&4 – Harris Country Flood Control: waiting on their assessment of the lake erosion situation and will notify the board as soon as it has arrived.
5. Commercial Vehicle Petition: has been submitted to eh country for approval. Waiting on their response.
* New Business:
	1. LED Street light conversion: the board discussed the streetlight conversion from hooligan to LED, this will save a lot of money on electricity usage. There is no upfront cost to the association. Nicole Nelson made a motion to approve the Centerpoint LED conversion contract. Donald Callender seconded the motion, all in favor motion carried.

Homeowner Forum: Homeowners present talked security, lake maintenance, 18 wheelers parked on the school property.

Adjournment: Nicole Nelson made a motion to adjourn; Dwight LeBlanc seconded; all in favor, motion carried. The meeting was adjourned at 7:41 pm. The next meeting will be November 23, 2020.

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Nicole Nelson - Secretary Date