

**MINUTES OF THE BOARD OF DIRECTORS OF BRISTOL LAKES  
HOMEOWNER'S ASSOCIATION INC., HELD ON MONDAY, SEPTEMBER 26,  
2011, AT 7:00 PM AT TEMPLE SHAAREI SHALOM**

**ROLL CALL**

Present from the Board of Directors were Charlie Koch, President; Lew Doctor, Vice President; Randy Simmen, Treasurer and Bill Fleming, Director. Ed Tinari was absent with prior notice. Shannon Koorse and Gary Palombi were present from Residential Management Concepts. Damian McFadden, from Wells Fargo Insurance, was also present.

Charlie Koch called the meeting to order at 7:00 pm.

**MINUTES**

Lew Doctor motioned to approve the minutes of the July 28, 2011 meeting; seconded by Randy Simmen. All in favor. Motion carried.

**PRESIDENT'S REPORT**

Charlie Koch stated that Travellers has decided not to renew the Association's D&O insurance and that the rates will be increasing due to the two ongoing lawsuits. He added that Damian, from Wells Fargo, is here to discuss this issue.

Charlie Koch stated that most of the new mailboxes have been installed, and that there was a problem with the brackets on some of them, which has now been resolved. Charlie Koch stated that he had heard some complaints that the Board did not look out for individual residents when they settled with the Club. At this point, those owners with outstanding debts are on their own, and that the Board is not going any further.

**FINANCIAL**

Randy Simmen reported that as of today the Unaudited total for the Cash Operating Account and the Cash Replacement Account is \$333,491.08. He added that the Association has money in the bank from the Solid Waste settlement.

The Board discussed the current situation with the Peppers house and the collection process as outlined in the docs.

**COMMITTEE REPORTS**

**Property:** Shannon Koorse reported that the Holiday Lighting contract has been approved and the lights will be installed in November. The violation list was updated, and there are still a few outstanding homes that may end up getting fined. Charlie Koch added that they will have to put a fining committee in place. She also asked the residents to let their contractors know to proceed with caution when entering and exiting the community.

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**Landscape:** Charlie Koch stated that some of the areas in between the houses need to be checked to see if there are any trees in need of root pruning. Shannon Koorse will check on this.

**POA REPORT**

None.

**OLD BUSINESS**

Lew Doctor stated that the lights at the entrance will be repaired.

**NEW BUSINESS**

Bill Fleming stated that he has come up with a gate policy, which will apply to anyone who causes damage. Recently, a painter was fined and he did pay. All the cameras at the entrance have been adjusted for night and day vision. The new system is very slow and the Board will have to decide if they want to do away with it. Bill Fleming also reported an incident where the bar was knocked down and 23 people ran over it.

Someone living in another community also damaged the gate on a separate occasion. The Board agreed that if the owner of the vehicle does not pay within 14 days, they will go after the owner.

Charlie Koch said that the Board is planning to repave the roads. Randy Simmen has quotes ranging from \$110,000.00 to \$160,000.00. He recommended that they do the roads now while they have the money. Bill Fleming did not like the quote for \$120,000.00. The Board discussed the quotes. Bill Fleming stated that the paving guy recommended speed bumps throughout the community. The Board did not agree to go ahead with putting them in at this time. Randy Simmen motioned to approve the repaving of the roads up to \$130,000.00 (with the inches of asphalt to be clarified); seconded by Lew Doctor.

Bill Fleming mentioned that he had received some complaints about the hand gates at the entrance not closing.

Lew Doctor stated that some of the sidewalk and swail areas are cracked throughout the community and motioned to spend up to \$14,000.00 to repair these areas; seconded by Charlie Koch. All in favor. Motion carried.

Randy Simmen stated that there is a new pit bull living in the neighborhood. Gary Palombi said that if the Association's documents do not allow this breed, then the Board must address it, but that they need to be careful of selective enforcement. A discussion ensued regarding new people coming into the community and the need for a screening process.

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Damian McFadden, of Wells Fargo Insurance, discussed the D & O insurance and the options available. Lew Doctor motioned to take the D& O policy with Wells Fargo for a term of 3 years; seconded by Bill Fleming. All in favor. Motion carried. Lew Doctor motioned to spend \$9,200.00 for the D & O insurance; seconded by Bill Fleming. All in favor. Motion carried. The Board discussed the insurance policy further, and Gary Palombi suggested they increase the umbrella to 15 million dollars. The Board agreed to go for full coverage including the property, liability, umbrella, boiler, workers comp. and the D&O.

**ADJOURNMENT**

There being no further business before the Board, the meeting was adjourned at 7:45 pm.