

**MINUTES OF THE BOARD OF DIRECTORS OF BRISTOL LAKES  
HOMEOWNER'S ASSOCIATION INC., HELD ON NOVEMBER 17, 2011, AT 7:00  
PM AT TEMPLE SHAAREI SHALOM**

**ROLL CALL**

Present from the Board of Directors were Lew Doctor, Vice President; Ed Tinari, Director and Bill Fleming, Director. Charlie Koch and Randy Simmen were absent with prior notice. Shannon Koorse was present from Residential Management Concepts.

Lew Doctor stated that there was a quorum present and called the meeting to order at 7:00 pm.

**MINUTES**

Bill Fleming moved to approve the minutes of the October 27, 2011 meeting; seconded by Ed Tinari. All in favor. Motion carried.

**PRESIDENT'S REPORT**

None.

**FINANCIAL**

Lew Doctor reported that the Association is in good financial shape. As of today there is an Unaudited total of \$283,692.66 in the various bank accounts.

**COMMITTEE REPORTS**

**Property:** Shannon Koorse stated that the forms were filled out and submitted to the Sheriff's office for the "No Trespassing" signs and the pool guy who damaged the gate had finally paid. She also stated that there were several residents who had not complied with first and second violation notices and were now ready to appear before the grievance committee.

**Landscape:** Lew Doctor stated that the mulch had been put in throughout the community. A discussion began regarding one home that had been missed. Shannon Koorse stated that she had taken care of it and the home did get mulched. Lew Doctor said that the Board was in the process of deciding which type of trees to replace the Palms with and that they have been told to use Foxtails.

**POA REPORT**

Lew Doctor showed the residents a packet he received with information regarding the Bethesda Golf day and also mentioned that there will be other golf tournaments held in the area. He also stated that the hospital was coming along nicely and should be completed by the end of 2012.

**OLD BUSINESS**

Lew Doctor reported that several cement and asphalt areas were repaired throughout the community. He also thanked Ed Tinari for all of his hard work in getting the mailboxes completed.

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Lew Doctor stated that a hearing for the Greenspan case has been set for July 24, 2012, for a jury trial, although Bristol Lakes had petitioned for a bench trial. There was a hearing for the Harris case on December 2, 2011 whereby the Judge stated that the statute of limitations does not apply. Lew Doctor added that both of these lawsuits involve the POA and the Club as well as Bristol Lakes.

Shannon Koorse stated that certified letters were sent to the owners with pit bulls, however no receipts had come in to the office yet.

**NEW BUSINESS**

Bill Fleming reported that the camera system is working well. Lew Doctor thanked Bill for all of his hard work in getting the upgraded camera system installed.

Lew Doctor mentioned that the holiday lights are up, however, there is an ongoing issue with two of the trees continually going out. Some repairs have been made to the wiring, but the problem continues. Shannon Koorse will contact Holiday Lighting Designs and have them come check the lights.

Bill Fleming stated that he has packets to be given to all residents regarding the POD program. These packets contain forms, which must be returned by the end of January. The Board will select a date and have a meeting to give out the information.

Lew Doctor stated that there is an owner who has not responded to any of the attempts at collections and asked the Board if they are willing to proceed with foreclosure. He added that this home currently owes \$11,000.00, the second highest amount owed. The Board agreed to proceed with the foreclosure. Lew Doctor stated that he received an amended lien to sign from RMC, bringing the total to six.

Lew Doctor reported that an owner had submitted an ARB request to paint their home but the contractor was not licensed and insured and the request was therefore denied.

The Board is putting in an asphalt overlay throughout the community, but would need to carefully plan out how to do the project. Shannon Koorse stated that RMC would coordinate this job with the paving company.

**ADJOURNMENT**

There being no further business before the Board, the meeting was adjourned at 8:00 pm.