

BRISTOL VIEW HOMEOWNERS ASSOCIATION (BVHOA)

Minutes of the BVHOA Board Meeting :
Wednesday, June 19, 2024
Woodbridge Office Group @ 10:30 AM

CALL TO ORDER: Board President Lynn Marino at 10:30 AM

ATTENDANCE:

Lynn Marino	President
Bob Gugler	VP Architecture
Ken O'Brien	VP Landscape
Margi Witherspoon	Treasurer
Judi O'Malley	Secretary
Thomas Carozza	Property Manager

Residents: No new Residents

Units for Sale: None as of this Meeting

SECRETARY'S REPORT:

- Review of the Wednesday, May 15, 2024, Board Meeting Minutes.
A motion was made to approve the minutes as read; the motion passed unanimously.

TREASURER'S REPORT:

- Review financials through May 31, 2024; Balance Sheet, Accounts Receivable and Profit and Loss. May Financials were not reviewed at the June 19th Meeting.

PROPERTY MANAGER'S REPORT:

Old Business:

- 62 Bristol View Drive: Conductor clean out and downspout issues - Woodbridge to request Patrick Property Services to proceed with this work.
- Trimming of large Oak tree behind WCT (have two estimates, obtaining one additional quote before completing work).
- Pine trees between 5 and 7 Spruce Ridge - sourcing additional estimates from Landscape companies to remove trees and landscape.
- Landscaping Equipment and Storage – on May 11th Chris was notified that the Board of Directors voted at their last meeting on the following: once mulching is complete (with approximately a 30–40 day window for this to be completed) and as other projects are finalized, equipment is to be moved offsite. This includes any turnaround, or areas designated for parking on Bristol View Drive, Spruce Ridge or Woodcliff Terrace. Residents have not been pleased with the visual impact of this equipment parked around the Community.
- The wooden stakes behind the rocks at the top of BVD have been replaced with reflective stakes.

New Business

- Garage Doors – it was noted that some garage doors are not in compliance with the approved paint color for the Bristol View Community. Those residents will receive a letter notifying them their garage door needs painting using approved color.

- Hadlock Paint in Victor, NY has all the approved paint colors on file for the Bristol View Community – their phone number is: 585-924-8310
- Fences along the golf course - still under discussion.
- Signs along the golf course - still under discussion.
- The Landscape Contract is up for renewal at the end of this calendar year 2024.
- Woodbridge has found a person to take over the flower beds at the entryway to BVD and WCT (Sherri DeYoung).
- Clean Up Project - work continues to clean up the debris left by large machine brought in to remove vines and create a safe path for the lawn mowers.
- Snow Plowing – bids usually submitted in July for upcoming season. There is one more year on the existing contract.

BOARD REPORTS:

Presidents Report: Lynn Marino

- Annual Meeting - The BVHOA Annual Meeting will be held on Thursday, September 19, 2024, at the Wood Cliff Hotel. Please mark this date on your calendar and be sure and note the change in venue.
- Greenlight – There have been several requests from residents regarding Greenlight - I did some checking and Greenlight monitors any interest shown. If you want to add to the list of people who are interested, go to the www.greenlights.com. You will see a section called “check availability” and you can enter your name.
- Replanting Program – time constraints prevented any discussion on this program. Continued discussion will be resumed at a future meeting/s.

Architecture Report: Bob Gugler

- 4 Exterior Improvement Variances approved: (porch steps repaired, garage back doorsteps replaced, new windows and sliding door, another set of new windows.
- Checked on new mailboxes and if mailbox posts were straightened.

Landscape Report: Ken O’Brien

- 32 BVD – Homeowner wants fence replaced for privacy.
- 8 SR – Remove large tree, grind stump and trim two trees – work approved.
- 18 BVD - Remove evergreen and trim tree near front door – work approved.
- 22 SR – Remove dead arborvitae near front door and replace.
- 64 – BVD install split rail fence and clean-up. A request was made to get a second quote on split rail fence.
- Several requests have been received for replacement of missing or dying shrubs. Going forward, **a request for any type of shrub work** must be phoned in first to the Woodbridge Office and your request will be recorded on the Work Order Log.
- Define which resident has responsibility for space between parallel units (?)
- Chris Andrews has requested to meet with the Board – date of this meeting yet to be determined - Chris to prepare an Agenda for this meeting.

Meeting Adjourned: 12:30

Next Meeting: Wednesday, July 17th, at 10:30AM (Woodbridge Office)

Respectfully submitted: Judi O’Malley, Secretary

