

BRISTOL VIEW HOMEOWNERS ASSOCIATION (BVHOA)

Minutes of the BVHOA Board Meeting
Tuesday May 20, 2025
Woodbridge Office Group at 1:25 PM

CALL TO ORDER: Board President Mike O'Brien at 1:25 PM

ATTENDANCE:

Mike O'Brien	President
Bob Gugler	VP Architecture
Ken O'Brien	VP Landscape
Dave Elani	Treasurer
Judi O'Malley	Secretary
Thomas Carozza	Property Manager
Theresa Peck	Associate Property Manager
Olivia VonDerau	Associate Property Manager

SECRETARY'S REPORT:

- Review of the April 23, 2025 Board Meeting Minutes. A motion was made to approve the minutes as read; the motion passed unanimously.

TREASURER'S REPORT:

- Review of the April 2025 monthly financials including Balance Sheet, Accounts Receivable and Profit and Loss, Budget vs. Actual and Check Summary.
- A motion was made to approve the Treasurer's Report as presented – the motion passed unanimously.

PROPERTY MANAGER'S REPORT:

Old Business:

- Woodbridge will be requesting bids for the repair of the rock wall at 31 Spruce Ridge.
- Update on the CWR Committee – Minutes of the May 14th Meeting held at the Woodcliff Conference Center were distributed to all Board Members. During this meeting at The Woodcliff, Brian White provided an update on the current developments in Perinton to include more housing and a hotel on Rt. 96. Peter Weishauer, attorney for CWRC, spoke in length about the status of the 2 lawsuits and Buzz Code spoke about the estimated possible loss of property values should these developments go through.
- There has been no Bristol View HOA monetary contribution made yet.

New Business:

- There will be an inspection of all driveways by Woodbridge Group. Driveways will be inspected for large cracks and identification of any driveways needing to be replaced. This inspection should take place within the next couple of weeks.
- Request received from a resident on BVD to add a concrete apron. Tom Carozza will inspect this driveway and advise.
- Reminder the Town of Perinton will be resurfacing the town roads within our community.
- Lower Woodcliff Terrace is a private road and will not be resurfaced at the same time.

- The streetlight at 1 and 3 BVD still needs repair – Monster to handle repair.
- Work Order Log for May was presented by Woodbridge – work orders still open from previous month were discussed.
- Stakes are in place for trees to be planted along the driveway at 75 BVD. Before trees are planted, it must be determined that lawnmowers have adequate space to get through the area.
- Large Pine Tree removed at 27 Spruce Ridge – need to have roots removed and area landscaped.
- Woodbridge reviewed the trees lining Woodcliff Drive and thinks spraying will help extend the life of the pine trees.
- Woodbridge provided the Board with the name of a person skilled in Tree and Landscape Design.
- Ken O'Brien motioned to appoint Judi O'Malley as Secretary of the BVHOA Board, Mike O'Brien seconded. The motion was approved 4-0 majority with Judi abstaining.

BOARD REPORTS:

Presidents Report: Mike O'Brien

Mike spoke briefly about the status of the CWRC lawsuit and appeal. Nothing further other than business above.

Architecture Report: Bob Gugler

- Exterior Improvement Variances received: (1) variance received for a new roof at 64 Woodcliff Terrace (Kaptein Contracting) – variance approved.

Landscape Report: Ken O'Brien

Approved Projects:

- 41 BVD Dead shrubs removed – need to replant.
- 5 SR Remove dead/dying shrubs and replant.
- 29 BVD Replant area to replace Arborvitae removed last fall
- 33 SR Remove the remaining Arborvitae, landscape area and replant. This work will be paid for by the Fairport School District.
- 48 – 50 BVD Remove Arborvitae, landscape and replant
- 71 BVD Remove Arborvitae, landscape and replant
- 1-11 BVD Remove deteriorating fence behind units and replace with signs.

New Projects:

- 44, 46 BV and 27 SR – Monster to return and regrind stumps
- 62 BVD Ponding still exists on sidewalk. Concrete Solutions visited site.
- 19 BVD Dying Weeping Cherry replaced by Chris.
- 40 BVD Dying tree in back of house – need 3 estimates.
- 44 BVD Broken sidewalk
- 25 BVD Replace 2 -3 dying shrubs – project approved.
- 46 BVD Request from owner to plant 3 Hydrangea Bushes
- 66 WCT Report of dead tree behind residence

Meeting Adjourned: 3:05 PM

Next Meeting: Tuesday, June 17th, at 1:30 PM (Woodbridge Office)

Respectfully submitted: Judi O'Malley, Secretary

