

Bristol Heights Neighborhood Association

TOWN HALL MEETING

7:00 PM, July 25th, 2024, at our Main Park on Tapestry



For All Bristol Heights Homeowners – and Tenants too, your volunteer board of directors is pleased to announce two Town Hall Meetings. HOA volunteer leadership decided these informal gatherings would be appropriate and prudent to enable all of us, the members of the association, to have some quality interaction and exchange.

Save the Dates – We will hold meetings at the park as follows:

- ✓ **This One: Thursday, July 25th**
- ✓ **The Next One: Thursday, August 15th at 7:00 PM**
- ✓ **The Annual Meeting: Saturday, September 14th, 11: 00 AM**

These are intended as progressive meetings – not as attendance ‘*either / or*’ opportunities. It is desirable for everybody who can, to try to **attend all three**. The Annual Meeting in September, of course, is the association’s formal membership business meeting. These Town Hall Meetings, in part, are intended to prepare us all for that Annual Meeting.

Much has been accomplished since last year’s annual meeting, held September 9, 2023. What we achieved over the last 10 months is due, in large part, to the volunteer contributions of the exceptional folks who stepped up, willing to serve as advisory board members. They have contributed their unique talents, seasoned skills, and hundreds of hours in pursuing a vision while executing plans and projects. Their prime goal: to preserve, protect and enhance Bristol Heights. In addition, they have recruited and supported volunteer committee members to further leverage goal attainment.

We still have much to do. And we, the HOA – and that includes you – will be continuing to recruit now, up to the end of the annual and after, to ensure that we make our community the best that it can be. Bristol Heights has achieved a very favorable notoriety in the real estate community. Hundreds of our neighbors in nearby subdivisions choose to walk through our shady arboretum and common area pathways over their own sidewalks. Our Eagle entrance is striking. We have a strong balance sheet that puts our risk of a special assessment very low.

All of this takes a village. All of us paying our dues in a timely manner is important. It is equally important – perhaps more – that we each contribute some of our skills, time, and energy as well. The venue setting will be casual, under the shade of a large parachute, on the grass at Tapestry Park. **Bring your own chair, even your own patio umbrella if you would like. Bottled drinking water will be provided. No restrooms.**

We asked members of your 8-member volunteer board and committee chairs, to offer their thoughts for the TH meetings. We can outline what they want to ensure, among the **topics of discussion**, those which we all should be engaging:

1. Encourage and explain that the HOA would benefit from an official 5-member volunteer board which would require an update to the bylaws. In the meantime, volunteer board advisory members and well-organized committees with charters and scheduled meetings are equally important.
2. The inevitable succession of the current elected volunteer board – official three members and their exit plan.
3. Pass around Sign-Up Sheets: for various committees and sign-up sheets for those who are interested in becoming board members who we can then contact and start the mentorship and training process.
4. Re-read the extensive list of responsibilities that Joe put together for the last annual meeting. That proved a provocative way to quickly outline some of the scope of work for which the volunteer board is responsible.
5. Clarify misconceptions regarding the board. Explain that it is voluntary, unpaid work. Understand the board's accountability, responsibility, fiduciary duty, and authority.
6. Overview and clarify the role of our contract services portfolio management company.
7. Communications/contact: when to contact Sentry, when to email help@bristolheights.org, when to submit ACC request. Emphasize that Facebook is not a site for official communication. Encourage checking the official website. Overview our new Surveys as a way we are getting constructive feedback and opinions from homeowners. Tapestry Park!
8. Overview what we accomplished this past year:(pumps, lighting, irrigation laterals, tree removal and pruning, landscaping, fences, playgrounds and much, much more.
9. Address financials, dues, rising cost/expenses and the reserve study underway. Discuss how much it costs to maintain the playgrounds, lawn/trees, irrigation/pumps. Emphasize the value, urgency, and complexity of conducting a reserve study for the long-term financial health and curb appeal of the HOA and the subdivision.
10. Sponsor, foster, promote and staff engaging community activities.
11. Stress the importance of associate-board membership, for those that would like to learn the ropes.
12. Cultivate the development of committee members, fill the volunteer pipeline with committed, productive and consistently reliable individuals and promote them to key leadership positions.
13. Suggest that it is not that we don't have the time. All of us get 24 hours – every day. What it is, is, how and where we choose to allocate those 24 hours of time. Where we choose to live, and our real estate investments are among our top shelf interests.
14. Above all, encourage homeowners to answer questions of other homeowners. This should not be an US-THEY Q&A Session. We are all in this together – WE are the Association. All of us.

It was suggested that we re-read the briefing offered by your association president last year. We figured we might as well include it below. Thank you and we will see you there.

Your Volunteer Board of Directors

President's oral report read at opening of the 2023 annual meeting of Bristol Heights on Sep 9, 2023.

Greetings, friends and neighbors.

I report to you on behalf of your three member HOA board of directors: Rahmi, Nick, and me. At this upcoming meeting, your current representatives serving on the board of directors intend to be forthright and deliberate in announcing their future intentions and reviewing the state of the association, its management, and future needs and plans.

In all important and higher-level respects, we are doing very well as an HOA-managed community. We have a decent net-worth, our fiscal management is sound, we are respectably maintaining and improving our assets, we have a relatively low 'account receivables', we have a strong and knowledgeable team of executive officers, we are supported by contractor resources with whom we have developed productive relationships, and we have defined initiatives and planned projects that chart our course into the future. Yet we are weak in one key area. And this one, should be a concern for all owner-members of this community. Without it, all the above are at risk.

The HOA's purpose within its scope, structure and mission objectives is simple by definition: Protect, maintain, and enhance the asset value of its members' residential real estate investments. Curb appeal, to prospective buyers, is important. Behind that, a solid balance sheet *without* the imminent threat of a potential special assessment is, or at least should be, among the standout qualities of their property search. In Idaho, we are in rarified atmosphere with that distinction.

Our key weakness is human resources. It is not reasonable for 544 owner-members, seemingly in perpetuity, to expect 3 board members to manage the financials, oversee the extensive work of the landscape contractor, manage the 800 trees, trim the trip hazards on sidewalks, maintain the irrigation network, fix the pumps, actively communicate, negotiate with ITD, monitor speeding, pursue noncompliance enforcement, stay abreast of the relevant and changing civil code statutes, repair and replace play structures, mitigate liability of play area fall zones, fix a broken bench, maintain a soundwall, take out the trash, act on complaints, handle insurance claims, maintain and develop new common area lighting, repair street lamps, plant annual flowers, conduct reserve studies, insure the account funds, negotiate new contracts, prepare and approve the annual budget, oversee the management company, act on required collections, review/approve/deny architectural control review submissions . . . OK, let us stop there for now.

Here is the deal: the existing board is planning its exit strategy. It will be the key topic of the Annual Meeting. This board is willing to stay on for a brief period, mentor and develop our qualified replacements, and set the goal to transition the association's executive management to new leaders before year-end. None of the goals and objectives can happen without appropriate and qualified people.

Joe LaGue, President BHNA

EPILOGUE: The board had laid down the gauntlet before the 80 present. Great discussion and deliberation ensued. The board increased from 3 to 8 within the hour. Over a dozen more signed up to volunteer in various areas of need/interest.