

Owners Association of Bradford Park, Inc.
Agenda for
Wednesday, March 30, 2022 @ 7:00pm
Board Meeting

Old Business:

- Approval of the December 15, 2021 Board meeting minutes
- Approval of the February 24, 2022 Annual Meeting minutes
- Infraction letters policy and procedure

New Business:

- Postmortem for the Annual Meeting.

Contention on the Board:

Board member agendas
Inability for the Board to work cohesively
Board Transparency

Pursing legal action (or not) to get our data/records back from CCM:

A poll on Town Square to gauge support for pursuing legal action
Cost of pursuing legal action
Landsys, Inc. Landscaping contract
Holding Landsys, Inc/Connect Community Management, LLC Accountable

Dissolution of the HOA:

Setting up a Neighborhood Association instead of the HOA
Getting Clint Brown to come to a Board meeting
Getting a second opinion from a different attorney
Getting a different attorney

Community Improvement:

Mailbox Lighting – next Board meeting
High Country Wall collapsing
Contacting the City of Round Rock pertaining to lighting around mailboxes (perhaps contacting Oncor)
Painting the house numbers at the curb

Electronic ballots in the future?

How to sign up for Town Square

- 2022 Dues billing error.
- Decision on required paperwork filing per the State of Texas.
- Update on disavowing document filed at Williamson County in 2013.
- Update on Mailbox lighting.
- Newsletter update.

- Painting house numbers on the curb of each home in Bradford Park.
- Finalize landscaping decision.
- Board member reimbursements.
- Board calendar for the year - tentative meeting dates for the Board and any social activities/functions.
- Homeowner complaints and issues

Executive Session:

- Update from Joe on who's paid dues and who hasn't.
- Decision on collection fees forgiveness.

Owners Association of Bradford Park, Inc.
Wednesday, March 30, 2022 @ 7:00pm
Zoom Meeting
Board Meeting Minutes

President Keith Lindsey called the meeting to order at 7:08pm

All three Directors, President Keith A. Lindsey, Vice President Molly Salzwedel and Secretary Vincent Falcon were present establishing a 100% quorum for this meeting. Property Manager Joe Gains was also present.

The Board unanimously approved the December 15, 2021 Board Meeting Minutes.

2022-02-24 Annual Meeting Minutes - Approved as unapproved minutes on both Town Square and bphoa.info .

Discussed Violations policy.

Jamie Lodes asked to get together between Board meetings to decide policy.

Keith Lindsey volunteered to ride along with Juan, the inspector at a future inspection.

Discussed Annual Meeting Bullet Points. Keith Lindsey put them on bphoa.info.

Discussed Billing error. Board voted to take no negative billing action until July 1, 2022.

Discussed Erroneous Document Recorded at Williamson County and disavowing it. Board voted unanimously to ask Mr. Brown to draft something to disavow this document.

Discussed Mailbox lighting:

- Vincent Falcon stated he would send a link to the Board.
- Need to get permission from the Post Office.

Discussed Newsletter.

Discussed Painting house numbers on curb:

- Jamie Lodes stated his son's Boy Scout Troop might do perform the labor of painting the curbs.
- Discussed giving people the opportunity to not have their house number painted on the curb.
- Molly Salzwedel took point on this topic.

Finalizing Landscaper: The Board Voted 2 – 1 to finalize JLS and the Landscaper. Keith Lindsey and Molly Salzwedel voted in favor, Vincent Falcon voted no.

The Board discussed reimbursements.

Keith Lindsey submitted receipts.

The Board voted to reimburse Keith for his receipts and Keith Lindsey recused himself from the vote. A discussion involving Vincent Falcon and his receipts. Keith Lindsey and Joe Gains agreed to reimburse Vince for his receipts.

The Board set the following tentative Board meeting dates:

- Wednesday May 25, 2022 at 7:00pm
- Wednesday July 27, 2022 at 7:00pm
- Wednesday September 28, 2022 at 7:00pm
- Wednesday November 9, 2022 at 7:00pm

The Board set the following social function dates:

- Saturday June 4, 2022 at 10:00am – 11:00am – Ice Cream Social
- Tuesday October 4, 2022 at 5:00pm – 7:00pm – National Neighbor’s Night Out.
- Thursday December 8, 2022 at 6:00pm – 8:00pm – Hot Chocolate Social.

Homeowner Complaints: Keith Lindsey brought up the case of 2607 Andres Way. The previous owner left a bunch of junk including an old TV at the curb and the new homeowners had to pay to have it hauled away. Keith Lindsey asked the Board to reimburse the new homeowners the cost of hauling away the junk. The Board voted to reimburse half which amounted to \$176.27. The vote was 2 – 1 with Keith Lindsey and Molly Salzwedel voting in favor and Vincent Falcon voting against. Keith Lindsey stated he would get the receipt to Joe Gains and inform the Homeowner of the Board’s decision.

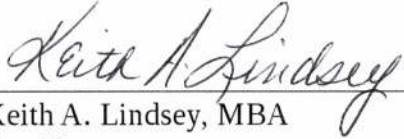
Executive Session:

- Discussed Board navigation and access of Town Square.
- Joe Gains stated he would send a letter to all residents about the billing error.
- The Board voted to forgive all collection fees from 2018 – 2021 on all accounts owing a balance. The vote was 2 -1 with Keith Lindsey and Molly Salzwedel voting yes, and Vincent Falcon voting no.

Board meeting ended at 8:35pm.

Owners Association of Bradford Park, Inc.
Approval of March 30, 2022 Board Meeting Minutes

The undersigned, hereby certify that the board meeting minutes of March 30, 2022 were approved by a vote of the Board of Directors at the November 9, 2022 board meeting.



Keith A. Lindsey, MBA
President,
Owners Association of Bradford Park, Inc.