

Owners Association of Bradford Park, Inc.
Agenda for
Wednesday, September 28, 2022 @ 7:00pm
Board Meeting

Old Business:

Secretary Vincent Falcon:

- Approval of the March 30, 2022 Board meeting minutes
- Approval of the May 25, 2022 Board Meeting minutes
- Update on Mailbox lighting

Vice President Molly Salzwedel:

- 3NO Update
- Ask Neighborhood News if they receive the CSV file Keith Lindsey sent her.
- Ask Neighborhood News about sending the newsletter via email.

President Keith Lindsey:

- Minutes of the July 27, 2022 meeting (for Secretary Vincent Falcon)
- Contact the Double Creek Post Office about broken mailboxes at Bradford Park Drive and Elizabeth Anne Lane
- Contact City of Round Rock about maintenance of the fountain at 2615 Andres Way (the pond in the park)
- Contact City of Round Rock about widening of Gattis School Road and how that will affect Bradford Park residents.
- Print, Notarize and submit approved policies and send originals to HOA Attorney, Mr. Brown, for filing and request a filed copy for our records.
- Put Neighborhood Garage Sale on bphoa.info

ACC Chairman Jamie Lodes:

- Update on painting house numbers at curb – Asking Boy Scout Troop Leader if the Troop would be willing to do this for Bradford Park.
- Contact ACC Committee members about Security Measures Policy.

Board:

- The Board voted 2 -1 in Executive Session to zero out low balances on the books that most likely were erroneous do to the billing error. The total of those balances was less than \$400. President Keith Lindsey and Vice President Molly Salzwedel voted in favor. Secretary Vincent Falcon voted against.

New Business:

- Approval of Security Measures Policy as required by the State of Texas.
- Reminder about 3NO on October 4th, 2022.

Homeowner Concerns

Executive Session:

- Financials
- 2023 Budget

Owners Association of Bradford Park, Inc.
Wednesday, September 28, 2022 @ 7:00pm
Board Meeting

Meeting is called to order at 7:08pm. All Directors present, quorum achieved.

The Board Discussed previous meeting Board Meeting minutes.

Keith and Molly Voted to approved the minutes from the 7/27/22 Board meeting that Keith send to all directors twice via email prior to this meeting. Vincent was unable to review and requested time to review.

Molly and Keith did not approve the minutes from 3/30 and 5/25 but requested more time to review because Vincent sent them to Joe Gains, the property manager, who did not see the email until after the meeting began and forwarded the minutes to Keith and Molly who needed time to read and review those minutes.

Keith asked about the mailbox lighting. Vincent was unable to determine the type of lighting as we may not be able to mount the lights directly on the mailboxes. Vincent stated he would send the Board a link to mailbox lighting examples. Vincent will check further with the post office and city as the mailboxes are located on City property. Vincent will research pole mounted safety lights or possibly on a fence post owned by a member of the community. Vincent will try to contact the city to see what approval and permits are needed to mount poles on city property.

Keith Joe and Molly Discussed invoice for Smokey Moes and gift cards for community events.

Molly provided information to a previously asked question if Neighborhood News could send the newsletter via email. It is an additional fee to do this and there was no motion to approve this.

Keith talked about his experience contacting the Double Creek Post Office about broken mailboxes located at Bradford Park Drive and Elizabeth Anne Lane. Keith stated that the mailbox has been ordered but the post office has no idea when it will be installed. Keith also left his contact information for Jacob, the person he talked with, at the Post Office. Keith also stated that Jacob informed him that other HOAs have bought their own Post Office Boxes, but that they are expensive costing at least \$2,000.00. Jacob also informed Keith that if the HOA would buy their own Post Office boxes that the Post Office would install them. Installation date is currently unknown.

Keith Contacted City of Round Rock about maintenance of the fountain at Park at Andres Way. Keith has received no response.

Keith Provided information regarding the widening of Gattis School Road and how that will effect traffic patterns. From the intersection of Bradford Park Drive and Gattis School Road. Residents will only be only able to make a right turn from Bradford Park Drive onto Gattis School Road. However, residents will be able to turn left from Gattis School Road onto Bradford Park Drive.

Keith discussed the previous approval of required amendments to the HOA. He submitted the

approved policies and send originals to HOA Attorney Mr. Brown. He also requested a file copy for our records and the management company. A copy is available on bphoa.info.

Molly provided information on the Nov 5 community garage sale. Information has been ~~be~~ posted on bphoa.info and will be printed in the newsletter.

Jamie provided an update on painting house numbers at curb. He has asked the Boy Scouts Troop leadership if they would be willing to do this for the Bradford Park community. He indicated that he received little response from the Boy Scout Troop as a whole, however his son and some of his friends, who are members of that Boy Scout Troop, would likely will assist in this project. Members interested should send an email to changebphoa@gmail.com and this information is in the newsletter.

Board announcement from previous executive session:

- The Board voted 2 -1 in Executive Session to zero out low balances on the books that likely were errors due to the billing error. Keith and Molly voted in favor. Vincent voting against this and was concerned with the legality.

New Business:

Jamie stated the ACC committee reviewed and approved the Security Measures & Fencing Policy provided by the Attorney Mr Brown.

The Board Voted regarding Security Measures & Fencing Policy that passed unanimously.

The Board gave a reminder about 3NO on October 4th, 2022 from 5:00pm – 7:00pm at 2615 Andres Way, the park on Andres Way.

The Board discussed red & blue raffle tickets left over from prior community events and have returned unused raffle tickets to Goodwin property management company.

Homeowners Concerns:

Allen Stock asks Joe Gains about the latest annual fees. Dues are currently \$170 a year. Dues will be due on Jan 1st 2023, late on Feb 1st 2023. The Board will set the 2023 rate at the Nov 9, 2022 Board meeting.

Keith explained CCM did not cooperate with the transition and provide documents, particularly the payment records, making for a difficult transition to Goodwin Property Management.

Mengistie Debasu a new resident introduced himself and Keith shared a link to bphoa.info that contains useful information for members of the Association.

Molly addressed chat questions about the garage sale: no registration is needed.

Keith talks about dissolution and reports the HOA owns no common area and confirmed this with the Attorney Mr Brown. We may still have a maintenance responsibility for the area that we mow even though we don't own the property.

Daniel Berezin and Allen Stock wanted to have a discussion of the pros and cons regarding dissolution. Allen provided email for future communication.

Jamie Lodes talked about the new Zoned area near Bradford Park and discussed briefly about getting the right to fine in the community. Joe said it might be a possibility and we could discuss this with Mr Brown. We are one of the few communities that he manages without fining capability.

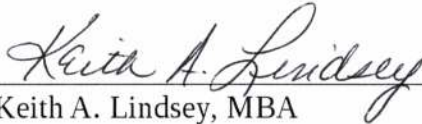
Board goes into executive session 8:21pm.

Discussed delinquency and budget information provided by Joe Gains. No approval was made Board will review and approve financial data at a later date.

Meeting adjourned at 8:49pm.

Owners Association of Bradford Park, Inc.
Approval of September 28, 2022 Board Meeting Minutes

The undersigned, hereby certify that the board meeting minutes of September 28, 2022 were approved by a vote of the Board of Directors at the November 9, 2022 board meeting.

A handwritten signature in cursive script that reads "Keith A. Lindsey". The signature is written in black ink and is positioned above a horizontal line.

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