

Owners Association of Bradford Park, Inc.  
Tuesday February 21 @ 7:00pm  
Zoom Meeting  
2023 Annual Meeting

Directors Present: Vice President Molly Salzwedel, President Keith Lindsey.

Zoom crashed just prior to the meeting starting. Keith apologized to those at home for Zoom crashing.

The meeting was called to order by President Keith Lindsey at 7:06pm.

Quorum: There was a question as to if quorum was present. It was determined that quorum was short by one. Property Manager Joe Gains and President Keith Lindsey decided to go forward with the meeting.

The 2022 Annual Meeting Minutes were approved by the members.

Joe Gains gave the Manager's report.

Joe stated that the most significant item on the report was the balance sheet and there was \$91,824.63 in the regular checking account and \$29,790.00 in the Money Market Account. Joe stated that the Association was well-funded.

Joe stated that all reports are available to all members on Town Square. Joe stated that Goodwin & Co. never did receive any information or reports from Connect Community Management, Bradford Park's former property management company.

Joe encouraged everyone to join Town Square.

Joe then turned it over to President Keith Lindsey who gave the Board Report.

Keith gave some of the lowlights and highlights of 2022:

Keith thanked Molly Salzwedel for her service to Bradford Park including:

- Her service as a Board member.
- Her service as Newsletter Chairperson.
- Her service orchestrating all social activities for 2022.

Molly responded that she liked doing the social activities and would be willing to do them for 2023. Keith responded that if she was willing, that the Board could use her help.

Keith discussed the broken mailbox that was on Bradford Park Drive near Elizabeth Anne Lane. He discussed the Board's efforts in contacting Congressman Pete Sessions and his legislative aide, Stanton Bain who was told by the U.S.P.S. that the mailbox repair/replacement was the responsibility of the association because it is a non-profit corporation and corporations are responsible for repair/replacing their own mailboxes. However, the Congressional Inquiry generated by the Board's letter was received by Christina Moreno of the San Antonio U.S.P.S. Christina persuaded her superior to replace the mailbox free-of-charge to the association but told Keith that future mailboxes would have to be repaired or replaced by the association.

Keith then stated that for the first time in years, the Association celebrated National Night Out (NNO). Keith again thanked Molly Salzwedel for orchestrating the entire event.

Keith stated that in previous years, there was only one Board meeting per year. In 2022, there were five. Keith stated that our documents require us to have a Board meeting once a quarter but Keith likes to have them every 60 days or so because the meetings are shorter and it helps the Board stay in tune with the neighborhood's needs and wants.

Keith stated that he wrote articles for the Newsletter about dissolution and mentioned that the Association owns no property within Bradford Park but may have a duty of care for the area on High Country. Keith and his team have not researched that.

Keith then turned it back over to Joe for the election of a Director. Joe asked for volunteers to run for the Board. Homeowner Béla Hahn asked what a Board member does and what kind of time requirement is needed to run for the Board? Keith responded that Board members respond to homeowner complaints, attend Board meetings and social activities. The time requirement for this Board is about two hours every other month, responding to emails and amicably working with other Board members taking care not to blindside the other Board members by going behind their back. Molly stated that the Board doesn't play childish games with one another and facilitates helping other homeowners with whatever tasks they may need.

Keith then thanked Joe Gains as Property Manager.

Joe then stated that there was only one person who volunteered to run for the Board, Paul Goldfine. Keith read Paul Goldfine's statement to the Association on why he was running for the Board because Paul had back surgery that didn't permit him to be present in-person, but was present in the Zoom call.

Joe then asked if anyone in the room wanted to run for the Board. No one responded.

Joe then asked Béla if he wanted to run for the Board. Béla said no.

Joe asked Molly Salzwedel if she wanted to run for the Board. Molly said no.

Joe then stated that because there was no opposition to Paul, there was no vote and Paul was elected by acclamation to the Board.

Keith then opened the floor for Homeowner Forum.

A homeowner asked if anything could be done about her next door neighbor's home and the mess behind their fence. The neighbor's home was a rental and she didn't have any success talking the the neighbor's property management company. Keith stated that our documents do not allow us to fine for infractions and that the HOA can send letters about infractions. Keith stated that he's been referring cases like that to the City of Round Rock because they have more 'teeth' than the HOA. Keith stated that he'd come by and report it to the City.

Another homeowner asked about ACC requests. Keith stated that unless there is a substantial change in color or design, replacing existing structures like fences do not need an ACC request. Keith also

stated that Jamie Lodes and his ACC Committee have done a wonderful job with both ACC requests and Yard of the Month (YOM) and the Holiday Decorating Contests.

Another question was brought up about fences on the side or in the front yard. Keith stated that the Board passed a policy that was in accordance with Texas Law that was passed and went into effect in 2021 that governs what materials and colors are needed to do such a project and that an ACC request would be needed for such a project.

A question was brought up by another homeowner about planting trees. Keith suggested that the homeowner call 811 to have the area where the tree was going to be planted marked so the homeowner could avoid digging and hitting water, sewage or electrical lines. Keith stated that the Association does not require ACC requests for area beautification. Lee Stalnaker stated that 811 does not do water and sewer. Béla Hahn stated that if you're in the City and all of our subdivision is, that 811 will add the City to the 811 call to mark for electrical.

A question was asked if the Association could pass something to limit the number of rental units within Bradford Park. Keith responded that he didn't know if we could legally do that as it's not in our documents. Keith stated that Texas is big on homeowner rights, but we could ask the HOA attorney about that. Keith stated that the last he counted there were 73 off-site owners out of 278, or a little bit more than one-quarter within Bradford Park. The homeowner responded that she was not concerned about people renting out their homes as she was with big corporations buying homes and driving up the price of homes within Bradford Park.

Another question was asked about the Association putting in something like a swimming pool. Keith responded stating that first, there's no where close to put in such a structure and also that there are rules associated with swimming pools maintained by homeowner associations. There has to be adequate parking and shower facilities as well as it has to be maintained and also insured. Keith stated that the cost to do such a thing would be at or in excess of \$2 million dollars and would require monthly dues of around \$600 as well as a special assessment of at least \$2,000 from each homeowner. Molly stated that because there is no land nearby, it's moot to discuss an association swimming pool.

At that point, Zoom crashed again and everyone decided to leave.

Keith ended the meeting without objection at 8:00pm.

**Addendum:** Keith Lindsey asked Joe Gains for a count of how many were present or represented at the 2023 Annual Meeting. Joe responded with the following count:

Keith:	16 (Keith said 15 at the Annual Meeting).
Molly:	4.
Luz Lozano:	1 (Assigned to herself in error).
Sign-ins:	6.
Total:	27.

One short of quorum. Joe stated on February 24, 2023 that he had not received any late proxies as of that date.

On February 25, 2023, Keith Lindsey turned in one proxy from Jason Barzee of 2711 Vinson Court. Keith had Jason sign the current date, February 25, 2023 on the proxy.

On February 27, 2023, Joe Gains accepted Jason Barzee's proxy as the 28<sup>th</sup> proxy for the Annual Meeting, making quorum.

Keith Lindsey further researched the By Laws and found Article III, Sections 5 & 6:

- Section 5. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-tenth (1/10th) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. **If, however, such quorum shall not be present or represented at any meeting, the Members entitled to vote thereat shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.** (emphasis added.)
- Section 6. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of his lot or **eleven months from the date said proxy is executed.** (emphasis added.)