

Owners Association of Bradford Park, Inc.
Agenda for
Wednesday, May 31, 2023 @ 7:00pm
Board Meeting

Old Business:

- Approve March 29, 2023 Board meeting minutes
- Announce the Board approved new contract with JLS Landscaping with \$25 per service increase.
- Update on 2022 Audit
- Update on Mailbox lighting
- Update on bulging concrete wall bid on High Country

New Business:

- Review and approve Collections Policy
- Thieving and break-ins within Bradford Park
- Purchase new Garage Sales signs for HOA

Homeowner Concerns

Executive Session:

- Review Board management packet
- Review Accounts Receivable

Owners Association of Bradford Park, Inc.
Wednesday, May 31, 2023 @ 7:00pm
Zoom Meeting
Board Meeting Minutes

Board members present: Keith Lindsey, Paul Goldfine. Director Vincent Falcon was absent. Property Manager Joe Gains was present.

The meeting was called to order by Keith Lindsey at 7:03pm.

First on the agenda was Old Business:

- The Board approved the March 29, 2023 Board meeting Minutes.
- The Board announced that a contract with JLS Landscaping had been approved by the Board that included a \$25 per service increase, increasing each service from \$400 to \$425.
- 2022 Audit Update: Joe Gains stated that he gave the auditors the documents to complete the 2022 Audit that the auditors had requested and that Joe was waiting to hear back from the auditors and stated that Joe or the Board should hear from the Auditors sometime in June.
- Update on mailbox lighting: It's done! The lights are at five of the six mailbox locations. Jamie Lodes told Keith Lindsey and Paul Goldfine that he had heard from a couple of homeowners who liked the new mailbox lights and asked Jamie to thank the Board for them. Joe said he would update Jorge on how the community and the Board liked the new lights. Keith Lindsey also thanked Joe Gains for suggesting Jorge for the mailbox lighting project. The last location on Bradford Park near Andres Way is a problem because of trees that block the sun and would make the lights solar panels not function well. The Board stated that they would look at that issue at the next Board meeting.
- Update on the bulging concrete wall on High Country: Joe stated that he had not received a bid from Boris, Joe's masonry contact. Jamie Lodes said he would send Keith Lindsey and the Board a list of masonry contractors that Jamie had via email. Joe stated he would remind Boris again for a bid and that Boris is very good and usually very busy which is why we haven't yet received a bid from him.

The Board moved on to New Business:

- The Board was prepared to approve a new collections policy, however, Joe Gains just prior to the Board meeting told Keith Lindsey that Goodwin charges \$25 per month for all payment plans. Both Keith Lindsey and Paul Goldfine were not happy with that and because that was not written into the collections policy, the Board tabled the approval of the collections policy until these fees are either negotiated or eliminated. Joe Gains stated that Goodwin would work with the Board on Goodwin's fees for payment plans considering Bradford Park's low assessment rate. Paul Goldfine stated that it might put a kink in the Board's plan to incentivize payment of dues. The Board stated that they may work it out via email before the next meeting to expedite the process and announce it at the next Board Meeting.

- Thieving and break-ins within Bradford Park: Keith Lindsey stated that he saw on YouTube that there is a group of professional thieves from Chile who have come across the southern border illegally that are causing all sorts of issues across the United States. Jamie Lodes suggested we could put signs up around the subdivision that state, “This community under video surveillance” because there are people with video doorbell cameras on every street within Bradford Park. Joe Gains stated that we can’t put a fake camera because that causes legal issues. Joe stated he would ask the HOA Attorney, Clint Brown, if the signs would be okay legally. Jamie Lodes stated that someone who had their vehicle broken into had their stuff recovered and the thieves caught because of a video camera footage and that the more people who have video cameras at their house pointed towards the street, the more likely thieves would not bother with our subdivision. Keith Lindsey asked Jamie Lodes to send him an email about that.
- Garage Sale signs: The Board approved to buy four new garage sale signs because two of the previous garage sale signs had either blown away or were taken. Keith Lindsey stated that the current garage sale signs are very generic and that he wanted to get garage sales signs that were more specific and would not be as valuable to an individual. Paul Goldfine agreed. Keith Lindsey will buy four new garage sale signs and submit his receipt to Joe for reimbursement.

Keith Lindsey then asked if there were any Homeowner concerns.

Paul Goldfine said that someone had asked a question in the chat. Keith Lindsey said he couldn’t see the chat so Keith asked that the question be read. The question was, how much were the mailbox lights. Jamie Lodes stated that the person might want to know if there was a monthly fee for those mailbox lights. Joe Gains stated that there is no monthly fee for those lights because they are solar. Keith Lindsey stated that he made a mistake about how many mailbox clusters there are in Bradford Park and that there are six not seven as Keith had previously stated. Keith stated that he would make a correction in the next Newsletter. Keith also didn’t have the exact amount of how much those lights cost the Association, but it was around \$4,800 - \$5,000 for all of them. Joe Gains stated he would have the exact number for the next Board meeting.

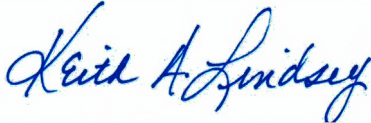
Homeowner, Lee Stalnaker asked if the Board was still doing the driveway house number painting and if so if he could get his house number painted on his driveway apron. Jamie stated that he received an email after he and his son, James Lodes, had painted the house numbers on the driveways of those who had asked for it. Jamie stated that the stencil set from the Round Rock Library fell apart after doing a couple of driveways. Keith Lindsey asked Paul Goldfine if he would approve Keith getting a stencil set for the Association to use for stenciling house numbers on driveway aprons. Paul approved it, so Keith will buy a stencil set and submit his receive to reimbursed for it. Whoever does the stenciling can get the paint for free from the Round Rock Library. Jamie Lodes asked Keith Lindsey to put another notice in the next newsletter that anyone who wants the stenciling done to send an email to: changebphoa@gmail.com. Keith said he would.

The Board then went into Executive Session and discussed accounts receivable.

The Board meeting was adjourned by Keith Lindsey at 7:30pm.

Owners Association of Bradford Park, Inc.
Approval of May 31, 2023 Board Meeting Minutes

The undersigned, hereby certify that the board meeting minutes of May 31, 2023 were approved by a vote of the Board of Directors at the July 26, 2023 board meeting.



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