

Owners Association of Bradford Park, Inc.
Agenda for
Wednesday, July 26, 2023 @ 7:00pm
Board Meeting

Old Business:

- Approve May 31, 2023 Board meeting minutes.
- Approve new collections policy.
- Update on 2022 Audit.
- Update on bulging concrete wall bid on High Country.
- Follow-up answer to question: “How much did the mailbox lighting cost?” Answer: \$4,005.25.

New Business:

- Mailbox lighting for the final mailbox group on Bradford Park near Andres Way.
- Budget & Planning for NNO.

Homeowner Concerns

Executive Session:

- Review Board management packet
- Review Accounts Receivable

Owners Association of Bradford Park, Inc.
Wednesday, July 26, 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.

Keith Lindsey led the meeting in a moment of silence for the Melendez Family on Donnell Drive because of the loss of their week-old baby girl earlier that week. Keith Lindsey thanked everyone present for participating in the moment of silence and stated that the Board and Jamie Lodes had sent flowers to the family earlier that week. Keith Lindsey also asked that everyone keep the family in their thoughts and prayers.

Old Business:

- The Board approved the May 31, 2023 Board meeting minutes.
- The Board approved the new collections policy.
- Joe Gains provided an update on the 2022 Audit. Joe stated that we are using the same auditor that we used for the 2021 Audit. Joe stated that he's still sending paperwork requested by the auditor and that the auditor is very thorough. Joe speculated that the 2022 Audit should be completed by the next Board meeting.
- Joe Gains provided an update on the bulging concrete wall bid on High County Blvd. Joe stated that Boris, the contractor that Joe uses for masonry work told Joe that this would be a big job and that it would be expensive. However, Boris did not give Joe a quote for that job. Boris suggested that the Association only fix what is necessary, not to fix the entire thing. Joe stated he would set up a suitable time for Boris and the Board to visit and discuss options. Keith Lindsey also stated that the City of Round Rock had contacted him about trees on High Country that were too long and too low and were blocking line-of-sight for those making a left-turn from Bradford Park Drive onto High Country Blvd. Keith stated that he had talked to the Association attorney previous to this and that the Association does not own that area, the City of Round Rock does. Keith Lindsey also stated that he spoke with a City official, with whom he informed of our recent history with landscaping and what the Association attorney told Keith. The City official discussed a license agreement with the City, however Keith Lindsey stated that he would not sign anything without submitting it to the Association attorney first as Keith doesn't want to obligate the Association to anything without good reason. In addition, Keith Lindsey stated that since Round Rock owns that area, Round Rock should probably be the ones to repair that concrete wall. However, Keith Lindsey stated he wanted to know how much it would cost to repair that wall regardless of who would have to repair it.
- The Board provided a follow-up answer to the question, "How much did the mailbox lighting cost?" Answer: \$4,005.25

New Business:

- Mailbox lighting for the final mailbox group on Bradford Park near Andres Way. Keith Lindsey stated that there was one mailbox group, the one on Bradford Park near Andres Way

that did not get a solar light because of trees blocking the sun. Keith Lindsey suggested cutting down two of the trees that are blocking sunlight around that mailbox group. Paul Goldfine stated that he didn't think that the trees fell on City property and that if we did decide to cut those trees down, it would likely be at Association expense rather than the owner taking them down at their expense. Paul stated he wanted to know what our options were. Keith Lindsey agreed. Dee Dee Stalnaker stated that she would rather see the trees trimmed rather than cut down. Keith Lindsey stated that trimming them would require periodic maintenance rather than a one-time fee. Paul Goldfine stated that he also was hesitant about removing two trees for the sake of a solar-powered light. Keith Lindsey stated that the U.S. Postal Service has informed the Association that the Association is responsible for replacement of any mailboxes or mailbox groups within the bounds of the Association, and that Keith was told by the U.S. Postal Service that just one of those mailboxes costs around \$2,000, and the cost of replacing a mailbox group would likely be more than the cost of a solar-powered light and cutting down two trees. Lee Stalnaker suggested that instead of just two lights, that there be two poles, one for solar power and the other for the actual light near the mailboxes. Joe Gains said that was something he hadn't thought of and would ask Jorge about the cost of doing something like that and get back to the Board.

- Budget and Planning for NNO. Keith Lindsey stated that NNO is on Tuesday, October 3, 2023 this year and he asked for a little bit of help. Dee Dee Stalnaker volunteered to loan Keith Lindsey a couple of tables for the event. Keith Lindsey thanked her and promised to clean them before returning them. Keith Lindsey stated that last year the Association spent around \$1,500 on the entire event. Keith Lindsey suggested that we budget between \$1,800 and \$2,000. Paul Goldfine agreed and stated that the budget would be marginally flexible. Keith then asked for a vote, both Keith Lindsey and Paul Goldfine voted yes, so the budget for NNO 2023 is between \$1,800 and \$2,000 with some flexibility.

Homeowner Concerns

Homeowner Dee Dee Stalnaker asked about putting a shed in her backyard and the requirements for that. Keith Lindsey stated that ACC is the most powerful committee in the Association and if they approve something, just keep the approval.

Homeowner Allen Stock asked if there is a restriction about the number of cars in a driveway or on a street. Keith Lindsey said that our deed restrictions require that each home be only a single family, but the restrictions don't specify what that means and that he'd have to go back and look at the deed restrictions to see exactly what they state. Allen stated that on Vinson Court there are cars in driveways that block the sidewalk. Joe stated that was not permitted. Keith also stated that the City of Round Rock owns the street, not the Association so as long as a car is legally parked, there is little that the Association can do. Joe Gains asked if there other issues like blocking the sidewalk, oil leaking or expired tags on any of the cars. Joe asked Allen Stock for some pictures and an email so that Joe can look into it for Allen.

Keith Lindsey asked Dee Dee Stalnaker if she would still be willing to do the editing for the newsletter. Dee Dee responded yes. Keith thanked her for her past editing and stated he was looking forward to working with Dee Dee. Keith Lindsey also told Paul Goldfine that if he wanted

to publish something in the newsletter, he would give Paul Dee Dee's email address so she could edit it and then Keith would forward it to Ariel at Neighborhood News.

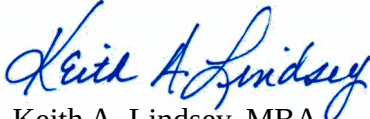
Executive Session:

The Board discussed the management packet and accounts receivable with Joe Gains.

Keith Lindsey adjourned the meeting at 7:53pm.

Owners Association of Bradford Park, Inc.
Approval of July 26, 2023 Board Meeting Minutes

The undersigned, hereby certify that the board meeting minutes of July 26, 2023 were approved by a vote of the Board of Directors at the September 27, 2023 board meeting.



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