

Owners Association of Bradford Park, Inc.
Agenda for
Wednesday, September 27, 2023 @ 7:00pm
Board Meeting

Old Business:

- Approve 07-26-2023 Minutes
- 2022 Audit has been completed.
- Masonry wall update.
- Update on possible “two pole” solution to mailbox lighting for mailbox cluster on Bradford Park Drive near Andres Way.
- Follow-up to homeowner question: placing/erecting a shed on a property. Article 2 addresses placing/erecting structures.
- Follow-up to homeowner question: Number of automobiles at a residence. Article 1, Paragraph 1 addresses what a “single family” is defined as and Article 16 further speaks to motor vehicles parked on the street.
- NNO Planning Update

New Business:

- Vincent Falcon’s position declared vacant by the Board.
- 2024 Budget and dues/assessment rate.
- Zoom or Google for 2024?
- Newsletter circulation increase from 278 to 368. Increase cost from \$195.43 to \$258.27 every two months.
- New Garage Sale Signs.
- Driveway Apron House Number Painting.

Homeowner Concerns

Executive Session:

- Review Board management packet
- Review Accounts Receivable

Owners Association of Bradford Park, Inc.
Wednesday, September 27, 2023 @ 7:00pm
Zoom Meeting
Board Meeting Minutes

Board members present: Keith Lindsey and Paul Goldfine. The Secretary Director position was still vacant. Property Manager Joe Gains was present.

The meeting was called to order by Keith Lindsey at 7:07pm.

Old Business:

- The Board approved the July 26, 2023 Board meeting minutes.
- 2022 Audit has been completed.
- Masonry wall repair: Joe Gains stated that the Masonry Wall is a big job. Boris, the masonry contractor told Joe that there's a minimum repair that can be done for a lessor amount, or fix the entire wall and that will be a lot of money because it's a big job. Keith Lindsey stated he would call and meet with Boris after NNO.
- Possible "two pole" solution to the mailbox lighting cluster on Bradford Park Drive near Andres Way: Jorge stated that a two-pole solution would not work and we do not have a solution for this final mailbox cluster. Lee Stalnaker asked if we could ask Oncor if they could allow us to tap into the street light to power a light pole at that location.
- Follow-up to homeowner question about placing/erecting a shed on a property. Keith Lindsey stated that the ACC has broad authority to interpret the deed restrictions as they see fit. Jamie Lodes said that the homeowner just needed to submit a request to ACC and they will look at it and likely approve it as long as it's reasonable. Dee Dee Stalnaker asked Jamie Lodes if he would send her an ACC request form. Jamie Lodes said he would and then he did. Keith Lindsey told Dee Dee she could also do it via Town Square.
- Follow-up to homeowner question: Number of automobiles at a residence Article 1, Paragraph 1 addresses what a "single family" is defined as and Article 16 further speaks to motor vehicles parked on the street, but not automobiles. Paul Goldfine stated that the curve on Donnell Drive is downright dangerous. Keith Lindsey agreed. Keith Lindsey then stated that if we were to declare the vehicles a nuisance or if there were some regulatory issue, then we or the City of Round Rock could take action.
- NNO Planning update: Keith Lindsey asked Dee Dee Stalnaker to borrow her tables for NNO. Paul Goldfine also volunteered a table for NNO. Keith Lindsey stated that everything else was set to go for the event.

New Business:

- The Board announced that Vincent Falcon's position was declared vacant by the Board because he missed three Board meetings in a row and he missed the Annual Meeting. Keith Lindsey stated that he had not heard from Vincent Falcon since November 9, 2022. Keith Lindsey also stated that he and Paul Goldfine would appoint someone to Vince's unexpired term per Texas law.
- 2024 Budget and dues/assessment rate. The Board deferred the budget approval until the next Board meeting. The Board approved leaving the dues/assessment rate at \$170.00 per

year. Joe stated that he'd make a few changes to the Budget and the Board would approve it at the next Board meeting.

- Zoom or Google for 2024? The Board will look into which one we will use for 2024.
- Newsletter circulation increase from 278 to 368. Increase cost from \$195.43 to \$258.27 every two months. Jamie Lodes said we should poll the people for NNO if they wanted to get the newsletter via email or postal mail. Keith Lindsey also stated that starting with the next newsletter, all of the people in Bradford Park, all of the offsite owners and the eleven homeowners who live in Bradford Park but are not a part of the Association will receive the newsletter going forward. That will increase our newsletter costs. In addition, postal rates have increased for 65.3 cents to 70.5 cents per newsletter mailed. Between increasing our circulation and increased postage costs, the newsletter will cost approximately \$278 every other month or about \$1,668 a year.
- New Garage Sale Signs: Keith Lindsey stated that he had four new signs made that are in the shape of an arrow, are blue with white lettering and say, "Bradford Park Neighborhood Garage Sale" so that they are less likely to be stolen. The cost of those signs with sturdy legs cost almost \$500. Keith Lindsey stated that the signs we use to advertise for Board meetings may need to be replaced soon, too.
- Driveway Apron House Number Painting: We received a bunch of people asking for their house number to be painted on their driveway apron. Keith Lindsey and Jamie Lodes stated that they expected it to be done sometime next month. Jamie Lodes stated that there were about 18 homeowners who've requested their house number painted on their driveway apron.

Homeowner Concerns

Jamie Lodes wanted to know where did we wind up with the City and the trimming of tree branches on High Country Blvd.? Keith Lindsey responded that the last that he had heard that the City affixed a notice to one of the trees. Keith Lindsey stated that he told Margie with the City of Round Rock that the City of Round Rock owns that property and that the City needs to take care of those trees. Margie told Keith Lindsey that if the Association didn't take care of the tree trimming that the City of Round Rock would put a lien on the property. Keith Lindsey later got a message from Margie not to do anything until he received a message from her. Keith Lindsey said that he never heard another word and the City of Round Rock took care of those trees. Keith Lindsey stated that the Board had asked the landscaper how much it would cost to trim those trees just in case we had to have it done. The landscaper responded it would be around \$1,000. Keith Lindsey stated that the City was suggesting that the Association sign a license agreement. Keith Lindsey stated that he would not sign anything without first sending to the Association attorney. Jamie Lodes suggested that we send the City a letter through the Association attorney informing the City that they need to maintain that area from now on because they own that area. Lee Stalnaker suggested that we compile a record of how much the Association has spent over the years maintaining that area and back-bill the City. Keith Lindsey stated he didn't think that would go over very well.

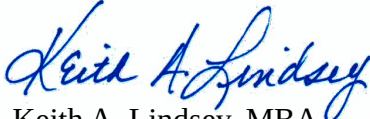
Executive Session:

The Board discussed the management packet, accounts receivable and NNO final planning with Joe Gains.

Keith Lindsey adjourned the meeting at 8:31pm.

Owners Association of Bradford Park, Inc.
Approval of September 27, 2023 Board Meeting Minutes

The undersigned, hereby certify that the board meeting minutes of September 27, 2023 were approved by a vote of the Board of Directors at the November 15, 2023 board meeting.



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