

Owners Association of Bradford Park, Inc.
Agenda for
Wednesday, November 15, 2023 @ 7:00pm
Board Meeting

Old Business:

- Approve 2023-09-27 BOD Minutes.
- Approve 2024 Budget.
- Call Oncor about tapping into street light for electricity for mailbox cluster light on Bradford Park Drive near Andres Way. Oncor will not allow us to tap into the street light for electricity.
- Board has chosen Zoom for 2024.
- Masonry wall update.
- Driveway Apron House Painting update.

New Business:

- Set 2024 Annual Meeting Date/Place

Homeowner Concerns

Executive Session:

- Review Board management packet
- Review Accounts Receivable

Owners Association of Bradford Park, Inc.
Wednesday, November 15, 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 7:05pm.

Old Business:

- Approve 2023-09-27 BOD Minutes. The Board approved the September 27, 2023 Board meeting minutes.
- Approve 2024 Budget. The Board approved the 2024 Budget. The 2024 Budget will be presented to the membership at the 2024 Annual Meeting.
- Call Oncor about tapping into street light for electricity for mailbox cluster light on Bradford Park Drive near Andres Way. Oncor will not allow us to tap into the street light for electricity. Keith Lindsey stated that he called Oncor and they told him that we could not tap into the street light for powering a light near the mailbox cluster. Keith Lindsey stated he was open to new ideas, but no one in attendance had one.
- Board has chosen Zoom for 2024. The Board chose to keep Zoom. Keith Lindsey stated he tried to use Google Meetings without success and much frustration and decided that we would use Zoom for 2024.
- Masonry wall update. Keith Lindsey met with Boris, the masonry contractor on November 8, 2023. Boris told Keith Lindsey that the entire wall from Bradford Park Drive to Donnell Drive needs to be torn down and completely redone. Keith Lindsey presented pictures from that date and some of the pictures show a part of the wall falling apart, cracked and bowed. Keith Lindsey asked Boris to get us some quotes and to give them to Joe Gains. Keith Lindsey then stated that he asked the Association Attorney who owns that wall and the Association Attorney stated that each homeowner whose backyard butts up to that wall owns a portion of the wall and as such, would be responsible for the costs of repairing or replacing that wall. Paul Goldfine stated that there were six houses that were affected by this crumbling wall. Keith Lindsey then stated that Boris told him that there was a charge to tear down the existing masonry wall, then, should a wooden fence be put up in it's place, the entire footer has to be excavated and removed, and then the new fence has to be put up in it's place. Keith Lindsey stated that this will not be a cheap endeavor! Paul Goldfine stated that the footer has to go either way because the wall is failing because the footer is failing and must be replaced. Keith Lindsey then stated that the Board sometime around 2005, put up the "brick" wall, not the homeowners and as such, the Association may be responsible for taking that wall down. Further, Keith Lindsey mentioned that almost each post on the "brick" wall is cracked and that the entire "brick" wall is leaning in the same plane as the masonry wall toward High Country Blvd. Keith Lindsey stated that several obstacles such

as dead trees will have to be either removed or trimmed and that would be an additional expense. Lee Stalnaker asked if the City had assumed responsibility for the maintenance of the strip of land on High Country Blvd. Keith Lindsey stated that hasn't been defined, but it's something we are trying to get the City to take responsibility for because the property is owned by the City of Round Rock. Lee Stalnaker suggested that we talk to the City, have them survey it and ask them to remove the existing wall and build a new masonry wall on City property. Keith Lindsey stated he'd ask the City about that. Keith Lindsey also noted that in one of the pictures the ground was cracked. Paul Goldfine reminded Keith Lindsey that he gave the Board pictures of that failing wall two years ago. Keith Lindsey acknowledged that Paul did. Joe Gains pointed out that the failing wall could be a safety hazard. Paul Goldfine that each homeowner could be liable if that masonry wall fails and injures someone. Keith Lindsey also stated that the "brick" wall was put up by the Association at Association expense somewhere around 2005 because Keith Lindsey was on the Board when that occurred and remembered voting for it. Lee Stalnaker said that we should host a volunteer wall removal party. Paul Goldfine stated that it would be a liability issue for the Association and possibly the homeowners involved. Keith Lindsey laughed and stated that he can't get people to show up to a Board meeting, so he can't imagine people showing up to a masonry wall tear-down party. Paul Goldfine said to take a chain, hook it up to a truck and yank the wall down. Keith Lindsey stated that if the homeowner is on the hook for the entire cost of replacing the masonry wall, that it may be too much to ask of a single homeowner and that he would be in favor of tearing down the masonry wall and the footer and then telling the homeowners that they have to replace the wall. Dee Dee Stalnaker suggested we check with the City to see if a masonry wall is required because of High Country Blvd. Being a main thoroughfare. Paul Goldfine stated that there are other neighborhoods that were built after Bradford Park and those neighborhoods have wooden fences facing High Country Blvd. Keith Lindsey also stated that maybe we ask for donations to help out our fellow neighbors instead of paying for it at Association cost. Keith Lindsey said he would contact the City and report back on what they said.

- Driveway Apron House Painting update. Keith Lindsey stated that he and Jamie Lodes, two weeks ago this coming Saturday, painted the "black box" portion of the driveway apron where the house number will be painted over, but that the stencils that were ordered from Amazon.com for this project were crap! Keith Lindsey stated that he and Paul Goldfine approved the cost of new stencils from Fast Signs and Jamie Lodes had placed the order. Jamie stated that he sent an email to Fast Signs to find out where the stencils were. Jamie Lodes stated that Fast Signs responded to him that they were in the process of moving their store to a different location and that the stencil order was in the queue. Keith Lindsey stated that Fast Signs has had a sign on the front of their store stating that they would be moving soon. Keith Lindsey stated that last time, he drove Jamie around but because of medications he's on, he can't drive for the foreseeable future. Lee Stalnaker told Jamie Lodes that he'd drive Jamie Lodes around if needed.

New Business:

- Set 2024 Annual Meeting Date/Place – Keith asked Joe Gains to schedule either January 23 or January 24, 2024 for the Annual Meeting at Faith Baptist Church with a preference for

Wednesday January 24, 2024. Paul Goldfine and Keith Lindsey voted to give a donation to Faith Baptist Church in the amount of \$250.00 for the use of their facility.

Homeowner Concerns:

Keith Lindsey showed everyone a picture of a junk vehicle sitting on the street at 3321 High Cotton Way. The car has no front or back bumpers, no license plates and no window sticker. Keith Lindsey stated he called the Round Rock Police Department and the police came out looked at the vehicle and called Keith and told him that they won't do a thing until that vehicle moves. Joe Gains stated he would send him a violation. Jamie Lodes said he was shocked that they didn't do anything and said he would look into the local City Ordinances to find out what the laws are. Dee Dee Stalnaker asked how long it has been sitting there? Keith Lindsey responded at least a week because it was in the same place it was when he took a second set of pictures. Keith Lindsey told Joe Gains that he would give Joe the name and address of the owner(s) of 3321 High Cotton Way. Keith Lindsey told Joe Gains that he didn't know what Joe would use to site the owner at 3321 High Cotton Way. Jamie Lodes stated that there is something in the documents that addresses situations such as this.

Executive Session:

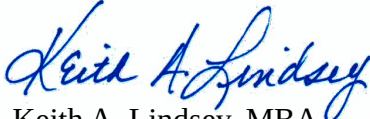
Just after the Board entered Executive Session, Joe Gains found Article 16, paragraph 1 that addresses junk cars within the subdivision. Joe Gains will be using that to send the violation to the owner of 3321 High Cotton Way.

The Board discussed the management packet and accounts receivable.

Keith Lindsey adjourned the meeting at 7:53pm.

Owners Association of Bradford Park, Inc.
Approval of November 15, 2023 Board Meeting Minutes

The undersigned, hereby certify that the board meeting minutes of November 15, 2023 were approved by a vote of the Board of Directors at the January 31, 2024 board meeting.



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