

Owners Association of Bradford Park, Inc.  
Wednesday, March 27, 2024 @ 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 7:04pm.

**Old Business:**

- Approve 2024-01-31 BOD Minutes. The Board approved the January 31, 2024 Board meeting minutes.
- 2023 Audit Update: Joe Gains stated that the auditor has asked him for specific information for the audit and Joe has provided the auditor that information. Joe stated that it usually takes the auditor about a month to go through the requested information and then usually gets back with the Property Manager. The audit is ongoing and has so far cost just short of \$1,000. The projected cost of the audit is approximately \$2,500.
- Masonry Wall Update. The Board discussed the deteriorating masonry wall on High Country between Donnell Drive and Bradford Park Drive. Keith Lindsey identified four problems with this project:
  1. It's a huge project!
  2. The HOA does not own that deteriorating wall, individual homeowners own it.
  3. IF the HOA were to replace it using HOA dues money, it's likely that the Board would have to get at least two more bids per Texas Law AND/OR get approval from a majority of all the homeowners in the HOA to move forward with the project.
  4. It's not in the budget for 2024.

Paul Goldfine stated that if the HOA pays for the removal and replacement of the existing deteriorating wall, that when the wall on the other side from Bradford Park Drive to Andres Way and beyond will also expect that the HOA will replace their wall when it begins to deteriorate. Keith Lindsey stated that he would not like to have a special assessment to move forward with that project.

Paul Goldfine stated that it may be that it would be an insurance claim after the wall actually falls down. The problem that Paul saw with that is that if there is anyone near the wall when it does fall could be injured or if the bricks fell onto High Cotton Way that cars could be damaged from it. Keith Lindsey didn't think that cars would be affected as Keith believes that the wall is too far away from the curb for that to happen. Keith Lindsey stated that he believes that the wall may fall under regular maintenance of a homeowners insurance policy.

Keith Lindsey stated that a homeowner sent in an email stating that in the past, someone crashed their car into their portion of the masonry wall and the officer stated that if that wall had not been masonry, that the people in the house would have been killed and the homeowner was adamant that if the wall is to be replaced that it NOT be a wooden fence.

Paul Goldfine stated that if a homeowner takes out the masonry wall on their own and complies with the HOA rules, that the HOA could not mandate what kind of wall, masonry or wood the homeowner could put up. Keith Lindsey agreed. Paul Goldfine suggested that if the wall is torn down and the footer removed that steel posts be put up and then masonry paneling of some sort be put between the posts both to save costs and to keep the existing aesthetic.

Paul Goldfine asked Keith Lindsey if any of the homeowners had been contacted regarding the wall. Keith Lindsey responded that he spoke with two homeowners about the wall when he was going around getting proxies to be re-elected to the Board in January. Keith Lindsey stated that both homeowners were looking to the HOA for help of some sort with the repair/replacement of that wall. The Board wasn't able to definitively decide what should happen with the wall and tabled the subject for the next Board meeting.

- Update on the right-of-way mowing area on High Country. Keith contacted Chris at the City of Round Rock and asked Chris when the City would begin maintaining that area? Chris responded that he wasn't sure and that he was overwhelmed with the new community toolshed project that Round Rock has launched. Chris asked Keith to send him an email outlining his question and Chris would forward that to the people who could answer that question for Keith. Keith Lindsey sent the email and copied the Board and Jamie Lodes and is currently waiting a response from the City of Round Rock.

#### **New Business:**

- A moment of silence for Ariel Due of Neighborhood News. The Board observed a moment of silence at the passing of Ariel Due of Neighborhood News. Keith Lindsey stated that Ariel Due of Neighborhood News passed away suddenly in February of an inoperable brain aneurysm. Ariel was 43 years old and leaves behind her husband, two daughters and a son. Keith Lindsey stated that Ariel was his contact with Neighborhood News and had been since Keith took over the newsletter in January 2023. Keith Lindsey stated that Ariel was the General Manager of Neighborhood News, had spent over twenty years there and that the staff were completely devastated at the loss of Ariel.

Keith Lindsey stated that he was going through the invoices and there was no invoice for January 2024 from Neighborhood News and normally the newsletter would be out by now. However, Keith Lindsey stated that he did receive a proof from Amy Greer of Neighborhood News and had approved the proof last week but hadn't heard anything more. Keith stated that he hoped the newsletter would be out soon.

#### **Homeowner Concerns:**

There were no homeowner concerns.

#### **Executive Session:**

The Board discussed past-due accounts.

Keith Lindsey adjourned the meeting at 7:40pm.