

Owners Association of Bradford Park, Inc.  
Agenda for  
Wednesday, July 31, 2024 @ 7:00pm  
Board Meeting

**Old Business:**

- Approve 2024-05-29 BOD Minutes.
- Masonry wall update.
- Update on Right of Way mowing area on High Country.
- Clarification on deed restriction pertaining to number of vehicles permitted at a residence.

**New Business:**

- NNO Preparations.

**Homeowner Concerns**

**Executive Session:**

- Review Board management packet.
- Review Accounts Receivable.
- Update from Association Attorney.

Owners Association of Bradford Park, Inc.  
Wednesday, July 31, 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. Three homeowners were also present.

The meeting was called to order by Keith Lindsey at 7:04pm.

**Old Business:**

- The Board approved the 2024-05-29 Board Meeting Minutes.
- Masonry wall update. The discussion continued about the crumbling masonry wall on High Country Blvd from Donnell Drive to Bradford Park Drive from the last Board meeting. Takeaways from the discussion:

**Problems and possible solutions:**

**Special Meeting of the members** – Keith Lindsey suggested that this decision could or may be decided by a Special Meeting of the members, where the homeowners of Bradford Park would decide if the Board would pay for the masonry wall, or not. Keith Lindsey will look into the rules for this as well as Texas Law.

**Funding** – The following are the ways that this project could be funded:

- Special Assessment - Would cost each homeowner about \$300 on top of their annual dues which currently are \$170 per year.
- Would have to follow Texas Law and Association documents to have a monetary Special Assessment.
- Increase in dues – Keith Lindsey stated that in lieu of a Special Assessment, the Board could pay to have the wall torn down and replaced and raise the annual dues each year until the depleted funds are recovered.
- Deplete current reserves – Just pay for the replacement of the wall with current reserves. This, however would likely impair Association functions like collections for those who don't pay their dues on time.
- Donations – Ask current homeowners or others for donations to fund the project.

**Precedent set for the rest of the masonry wall.** – Paul Goldfine stated that if the Association pays for that section of the wall, that the Association would likely have to start raising dues in anticipation of replacing other sections of wall in the future or make sure that funds were available in case of such an event.

**Lack of bids** – We currently have only one bid and Texas Law requires the Association to have a minimum of three bids for projects over \$50,000. Keith Lindsey asked Joe Gains to have Boris update his bid and for Joe to get two more bids for the Board.

**Bids breakdown** – We currently don't have a breakdown of the only bid we have. We need to know how much it will cost to tear down the wall, remove the footer and to replace the wall with whatever materials are more cost effective and easier to maintain.

**Blindsided homeowners** - Homeowners whose property abuts the masonry wall own the masonry wall didn't know that the masonry wall belonged to them. They believed, as did most of the residents of Bradford Park, that the masonry wall belonged either to the Association or to the City of Round Rock.

**Lack of knowledge of materials** – We need to research what our options would be in reference to replacement materials. Michelle Risko at our last Board meeting stated that replacing the current wall with steel posts and some kind of masonry front that would attach to the walls would make future repairs easier and more cost effective regardless of who has to repair it.

No decision was made and this issue will be revisited at the next Board meeting.

- Update on Right of Way mowing area on High Country. It appears that the City of Round Rock mowed that area. However, the City of Round Rock wants everything except the trees to be removed. Currently, there are areas around the trees that have rocks and some kind of metal border. All of that needs to be removed. JLS our current landscaper asked if the City was going to maintain that area or if we wanted JLS to maintain it? Keith Lindsey stated that for now, JLS will maintain it and that he received an email from JLS that stated that JLS would not be able to remove the rocks and metal border until this winter and declined to give us a bid for it. Keith Lindsey stated that the plants that we asked to be removed by JLS were only cut and the City wants those dug up and disposed of so that they don't grow back. Keith Lindsey stated that Jamie Lodes asked him if it was okay to dig up those rocks on the right of way. Keith Lindsey stated that would be fine. Keith Lindsey asked Joe Gains and Paul Goldfine if they thought that it would be okay to put in the newsletter that anyone who wants some rocks to go dig them out of the right of way area on High Country. Paul Goldfine said he was fine with it. Keith Lindsey said he would put that in the next newsletter. If the rocks are still there this winter, Keith Lindsey stated that he would like a bid from JLS to remove them and the metal border so the Association can turn that area over to the City of Round Rock.
- Clarification on deed restriction pertaining to number of vehicles permitted at a residence. This was discussed between Joe Gains and Paul Goldfine while Keith Lindsey's internet connection crashed multiple times. The clarification is, the deed restrictions are silent on the number of cars that can be owned at a particular residence. Allen Stock stated that the car that he informed the Board about last Board meeting was gone and that he was very pleased. Joe Gains also stated that another vehicle that was parked on the street in a state of partial disassembly was red-tagged by the City and was forced to park in their driveway. Keith Lindsey returned to the meeting and stated that the vehicle was still in violation of Articles 7 & 16 for oil leaks and partial disassembly respectively and that after the next violation letter, we send a ten-day demand letter and have it towed from their driveway.

### **New Business:**

NNO Preparations. Keith Lindsey stated the he has contacted the National NNO organization so that we may use their logo and also contacted the City of Round Rock. Yet to do is to contact Moonwalk Round Rock and Smokey Mo's. Paul Goldfine stated that we need to watch the expenditures for this event being that the Association over-bought food last year. Keith Lindsey stated that he is planning on pairing the food down substantially and instead of iced tea we'll have bottled water which won't go bad. Keith also stated that he needed tables and would like Paul Goldfine and Jamie Lodes to make an appearance at the event. Paul Goldfine asked that we make sure that the generator have enough cords to power all the machines this time.

### **Homeowner Concerns**

Allen Stock asked about fences that are not visible from the street and if there are any restrictions about shared fences. Keith Lindsey stated that there are restrictions on fences. Paul Goldfine stated that any fences need to be approved by the ACC before beginning construction. Allen Stock wanted to know if there is a protocol to make another homeowner who shares a fence to pay half of the repair. Keith Lindsey lost internet connection again and Joe Gains stated that there isn't and it's considered a dispute between two homeowners.

Another homeowner asked if it was OK to put a sign up because people who walk their dog next to hers leave their dog's excrement in her yard and that's why she put up the sign. Joe Gains told her that the sign was fine and that if she receives a letter to call him and he'll delete the violation.

She then asked if the Association would reinstate the Yard of the Month program. Keith Lindsey stated that he would ask Jamie Lodes to reinstate the Yard of the Month program. She went on to show her yard via her phone, showing it's beauty. Keith Lindsey and Joe Gains both stated that her yard was gorgeous!

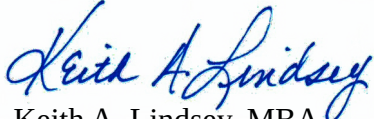
### **Executive Session:**

- Reviewed Board management packet.
- Reviewed Accounts Receivable.
- Joe Gains to contact Association Attorney.

Meeting adjourned at 8:17pm.

Owners Association of Bradford Park, Inc.  
Approval of July 31, 2024 Board Meeting Minutes

The undersigned, hereby certify that the board meeting minutes of July 31, 2024 were approved by a vote of the Board of Directors at the September 25, 2024 board meeting.



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