

Owners Association of Bradford Park, Inc.  
Wednesday, November 20, 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. One homeowner was present.

The meeting was called to order by Keith Lindsey at 7:05pm.

**Old Business:**

- The Board approved the 2024-09-25 Board Meeting Minutes.
- The Board approved the updated 2025 Budget and will present this budget to the members at the Annual Meeting.
- **Masonry Wall Update:** The Board received a new bid to rebuild the masonry wall of \$22,910.00 which was substantially less than the previous bid of 81,500.00. Keith Lindsey stated that the cost per homeowner to replace their portion of the crumbling masonry wall would be approximately \$4,500 which is right for a masonry wall and Keith Lindsey compared it to replacing his personal wooden fence in 2021 which cost approximately \$4,800.00. Keith Lindsey stated that he believes that each homeowner should pay for their part of the fence, but only a reasonable amount. Paul Goldfine questioned the materials that were being used. Joe Gains stated that he met with the contractor who told Joe Gains that much of the existing cinder block would be reused and that is how the contractor is saving money and able to bid so low. Joe stated he would ask if the contractor was going to go with all new and if there was a difference in price. Paul Goldfine wanted to know if the footer was going to be replaced because Paul Goldfine believes that the footer is the reason for the existing wall failing. Joe Gains stated he would get more information from the contractor and get back with the Board. Joe Gains stated that if the Board went with this bid and green lighted the project, the next step would be to get with the affected homeowners and prepare for any push-back. Keith Lindsey stated that the governing documents state that the homeowners own that wall and that Article 17 of the Declaration states that the Association can dictate the materials used and the aesthetics or look of the finished wall and that there is little push-back that the homeowners can do. Keith Lindsey also stated that recent communications with the Association attorney brought to light that if the Board desired to have the masonry wall conveyed to the Association, the conveyance could specify that upon a dissolution vote the ownership of the wall would return to the homeowners. In essence, this would preserve the option of dissolution should the members choose that option in the future. Joe Gains asked if speaking with the homeowners at the Annual Meeting would be the final step in getting this project moving forward? Keith Lindsey stated that it depends on how many folks come to the Annual Meeting. The Board decided to get more information and discuss this further after the Annual Meeting.
- **Right-of-Way Update:** The Board received another bid for the removal of the stone and metal border around the stone at various places on the right-of-way area that's owned by the

City of Round Rock. The bid was for the area of the crumbling wall and the five (5) areas where there is stone and metal border around the stone and came in at \$1,750.00, or \$350.00 for the five areas in that section. Keith Lindsey stated that this bid is also less than what our landscaper bid for the project.

- NNO Post Mortem: Keith Lindsey stated that the turnout for NNO 2024 was a disaster! Only eight (8) homeowners were represented and two of those were Board members! Keith Lindsey stated that there was almost no participation for NNO. Keith Lindsey stated that he put that in the newsletter. Keith Lindsey stated that for two years in a row attendance was abysmal and that he was not anxious to spend that kind of money for such low attendance.
- Update on homeowner's issues: This is following up on issues brought to the Board by homeowners at the last Board meeting:

Update on parking issues: Keith called Round Rock Code Enforcement and they referred Keith Lindsey to the Round Rock Police Department. Keith Lindsey then called the Round Rock Police Department and they informed him that he would need to bring this issue to the City Council. In addition, the RRPD stated that it would be beneficial for video to be taken, especially at night highlighting the danger of the curve on Donnell Drive.

PODS Company response: The PODS container on Donnell Drive was gone just prior to the Board meeting. No further action from Keith Lindsey or the Board was required.

Association Attorney's response to "this subdivision is under video surveillance" signs and adding a provision to our deed restrictions requiring homeowners to get a criminal background check before renting to a tenant: The Association Attorney did not respond to either of these prior to this Board meeting. Keith Lindsey will follow-up with the Association Attorney and get a response to both.

### **New Business:**

Set date and place for 2025 Annual Meeting: Joe Gains stated that he would go on a Sunday to Faith Baptist Church to see if we can use their facilities for our Annual Meeting. Joe Gains stated that the date that was requested by the Board at the last Board meeting was Tuesday January 21, 2025 from 7:00pm to 9:00pm with setup around 6:. Keith Lindsey stated that if the Association cannot have the Annual Meeting at Faith Baptist Church that we ask the Association Attorney if we can have a virtual Annual Meeting via Zoom instead. Joe Gains stated that most of the HOAs that he serves do that instead of in-person Annual Meetings.

### **Homeowner Concerns:**

There were no homeowner concerns.

The Board then went into Executive Session.

Meeting adjourned at 7:40pm.