

Owners Association of Bradford Park, Inc.  
Wednesday, January 29, 2025 @ 7:00pm  
Zoom Meeting  
Board Meeting Minutes

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

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

**Old Business:**

- The Board approved the 2024-11-20 Board Meeting Minutes.
- The Board announced the approval of the 2024 Audit required by the By Laws. Estimated cost of the audit is \$3,800.00.
- The Board announced the approval of removal of rocks and edging on High Country Right-of-Way Area. Keith stated that the estimated cost of the project is \$10,200.00. (Actual cost of that project is \$10,400.00.)
- Crumbling Masonry Wall. Keith stated that Paul and himself had been discussing this via email and that Joe Gains and Jamie Lodes were also copied on those emails. Keith stated that there are “wrinkles” that keep popping up. The first “wrinkle” is that Article 12 of the Declaration allows for a wooden fence as well as a masonry fence in that location. Jamie Lodes has stated that as ACC Chairman, he will approve such a request, though he will require that area be uniform in appearance. Although the Board could proceed with this project per Articles 12 and 17 of the Declaration, Jamie Lodes has asked that the Board send a certified letter to each homeowner affected and also personally visit the homeowners that live locally to explain what the homeowner options are. Keith Lindsey stated that he sent an email to the Association attorney asking if the Board could legally setup a payment plan for the affected homeowners at 0% for two years. Keith Lindsey stated that he had not received a response prior to this meeting. Paul Goldfine stated that it would increase the costs significantly if one or two decided to put up a wooden fence in place of the masonry wall. Keith Lindsey stated that Jamie Lodes stated that 3 out of 5 homeowners would decide which kind of fence would be built. Paul Goldfine and Keith Lindsey both agreed on this point. Both Paul Goldfine and Keith Lindsey are indifferent as to what kind of fence/wall is built there, as long as it is uniform in appearance.

Keith stated that the second “wrinkle” is that while he was taking pictures of the Right-of-Way areas that were missed and also mistakenly done, he took pictures of the crumbling masonry wall, too. Keith Lindsey thought what if the quote we received was for less linear feet than the five properties affected? That would change the calculation of how much each property owner would have to pay. Because of that, Keith Lindsey decided to walk that area, and count the feet. Keith Lindsey stated that he had no way of accurately measuring the linear feet, but he counted 280 feet by the way that he was walking. Keith Lindsey stated that he sent an email to the contractor and also requested that they re-measure the linear feet with him present so that Keith Lindsey can show the contractors the starting and ending points for the masonry wall. Keith Lindsey’s concern is also with the footer being uniformly level. Keith Lindsey does not want to complete this project only to have more of

that wall have to be rebuilt. Paul Goldfine stated that there is no way that the wall can be replaced piecemeal. Keith Lindsey agreed. Keith Lindsey stated that the Board can be voted on via email and announced at the next Board meeting.

The Board then moved on to the next item on the agenda.

Keith Lindsey responded to previous homeowner issues. The first was a suggestion by Jamie Lodes that since most homes have doorbell cameras that the Association put up signs that state, "This subdivision under video surveillance" signs. Keith Lindsey stated that the Association attorney replied to this suggestion that unless the video cameras were under the control of the Association, that the Association could not put up those signs.

Another suggestion was that the Association add a restriction requiring homeowners to get a criminal background check before renting to a tenant. Keith Lindsey stated that the Association attorney replied to this suggestion that the Association should not do this. Keith Lindsey further looked into this and found that it's actually against Texas law, specifically, Texas Property Code 209. (209.016). Paul Goldfine stated that was just as well as he would have voted against this suggestion.

The Board then moved on to New Business.

Annual Meeting Post-Mortem. Keith Lindsey stated that there were three ways that the Board could go with this being that there was not a quorum present at the Annual Meeting:

1. The Board could ignore it completely and just let it be.
2. The Board could call a Special Meeting in an attempt to achieve quorum and complete Annual Meeting business.
3. The Board could invoke a provision of the By Laws (Article III, Section 5) that allows the meeting to be adjourned and reconvened later without notice to the membership except at the meeting once a quorum is either present or represented. In essence, Keith and Joe could reconvene the meeting and approve the Budget and the Minutes of the last Annual Meeting (2024) once more proxies are received.

After some discussion and consultation with Joe Gains, the Board chose to go with option three (3). Keith Lindsey will collect more proxies and he and Joe Gains will reconvene the Annual Meeting via email, approving the 2025 Budget.

Since there were no 2025 Annual Meeting Minutes, the Board could not and did not approve the 2025 Annual Meeting Minutes.

The Board set the calendar for the year (2025).

The following tentative dates were selected for Board meetings:

Wednesday, March 26, 2025 at 7:00pm.

Wednesday, May 28, 2025 at 7:00pm.

Wednesday, July 30, 2025 at 7:00pm.

Wednesday, September 17, 2025 at 7:00pm.

Wednesday, November 19, 2025 at 7:00pm.

Wednesday, January 28, 2026 at 7:00pm.

The Board set the following dates for Garage Sales:

Saturday, April 12, 2025 from 7:00am to noon.

Saturday, October 18, 2025 from 7:00am to noon.

The Board chose not to do have National Night Out this year because of the cost and the poor attendance in the last two National Night Out events.

Homeowner Concerns. Allen Stock came to the meeting late and asked about the Annual Meeting. Keith Lindsey brought Allen Stock up to speed. Allen Stock offered his assistance in helping with Association tasks.

Keith Lindsey presented [bphoa.info](http://bphoa.info) and the information that it contains. Keith Lindsey stated that the site isn't pretty, but it's functional.

The Board then went briefly into Executive Session.

Meeting adjourned at 7:59pm.