

Owners Association of Bradford Park, Inc.
Agenda for
Wednesday, July 30, 2025 @ 7:00pm
Board Meeting

Old Business:

- Approve 2025-03-26 Board Meeting Minutes.
- Certified Letters Sent to Homeowners whose property abuts the crumbling masonry wall.

New Business:

- Neighborhood News Missing May/June Newsletter.

Homeowner Concerns

Executive Session:

- Discuss certified letters sent to homeowners – specifics.
- Review Board management packet.
- Review Accounts Receivable – enforcement.

Owners Association of Bradford Park, Inc.
Wednesday, July 30, 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. Homeowner Don Powell was present.

The meeting was called to order by Keith Lindsey at 7:03pm.

Old Business:

- The Board approved the 2025-03-26 Board Meeting Minutes.
- Responses to letters sent to homeowners whose property abuts the crumbling masonry wall. Joe Gains stated that he received notice from the U.S.P.S. about which letters were received by the homeowners. Joe Gains stated that he notified the Board with the U.S.P.S. information via email. Keith Lindsey stated that only two of the five homeowners seem to have actually received the letters. One was delivered to a post office box in Florida which the U.S.P.S. website states is waiting to be picked up. Two more were never officially received, with one being returned to Joe Gains and the other set to be returned sometime in early to mid August. Keith Lindsey then asked Joe Gains if any homeowner had contacted him about making a decision pertaining to the crumbling masonry wall. Joe Gains stated that he had not received any communications directly from the homeowners. Keith Lindsey then tabled specific discussion until Executive Session.

New Business:

- Neighborhood News Missing May/June Newsletter. Keith Lindsey stated that we also didn't receive the July/August Newsletter. Keith Lindsey stated that he did a newsletter for both time periods and that they are available on bphoa.info. Keith Lindsey stated that for some reason there are issues with the Post Office. Neighborhood News did their part and created the newsletters and paid the postage both times and gave the printed newsletters to the Post Office, and both times no one in Bradford Park received a newsletter. Keith Lindsey also stated that Neighborhood News verified that his address was in the distribution list that was used to print the newsletters. Paul Goldfine asked if there was a requirement that a physical newsletter be printed and mailed? Keith Lindsey stated that there is no requirement, but there were people who wanted a physical newsletter, some wanted a digital newsletter and some wanted both. Don Powell stated that he's had issues with the local Post Office and so did Keith Lindsey. Joe Gains stated that if we're paying Neighborhood News to email the newsletter that we can have Goodwin & Co. email it for nothing. Don Powell asked if other HOAs around us have issues with receiving mail or if they even have a newsletter? Keith Lindsey stated that he's not in contact with local HOAs, but that he attends a veteran's group on Tuesday nights at Cafe Java and one of the members there who is a Vietnam Veteran and also the Vice President of his HOA in Star Ranch and they just post articles on their website. They don't have a newsletter. Don Powell stated that we're probably one of the only ones who has a physical newsletter. Joe

Gains stated that it's much more common to have an electronic newsletter rather than a physical one nowadays. Keith Lindsey asked Paul Goldfine if Keith Lindsey should contact Neighborhood News or if we should wait and see if the next newsletter goes missing, too. Paul Goldfine responded that we should speak with Neighborhood News. Paul Goldfine stated that if we're going to pay money and not receive the product then what's the point of paying the money? Keith Lindsey agreed with that point. Keith Lindsey stated he will speak with Neighborhood News and also stated that he may have to redesign bphoa.info to have a blog section which would be the "newsletter".

Homeowner Concerns:

Keith Lindsey then asked if there were any homeowner concerns. Don Powell stated that he's trying to put a cover over his patio and he's submitted an ACC request but hasn't received a decision in over a week. Don Powell stated that while he's working with a contractor, he'd like to get a decision as soon as possible so that he can know what to do going forward. Keith Lindsey stated that it will get done and he will talk with Jamie soon.

Keith Lindsey stated that he didn't have a concern, but he proclaimed that the common area that the Association had been maintaining on High Country and also a small area on Bradford Park Drive for over 27 years had been turned over to the City of Round Rock and in the process the Association landscaping budget had been reduced to zero.

Don Powell thanked Keith Lindsey for his work. Keith Lindsey stated that it was a team effort.

The Board went into Executive Session.

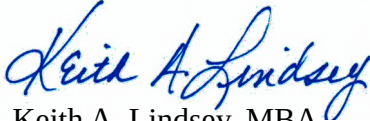
Executive Session:

The Board discussed specifics in reference to the notification of owners whose property abuts the crumbling masonry wall. The Board also discussed the accounts receivable and voted to turn three homeowner accounts over to the Association attorney for collections.

Meeting adjourned at 7:59pm.

Owners Association of Bradford Park, Inc.
Approval of July 30, 2025 Board Meeting Minutes

The undersigned, hereby certify that the board meeting minutes of July 30, 2025 were approved by a vote of the Board of Directors at the September 17, 2025 board meeting.



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