

Owners Association of Bradford Park, Inc.
Wednesday, November 19, 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. Jamie Lodes, ACC Chairman was present. Allen Stock was present.

The meeting was called to order by Keith Lindsey at 7:19pm.

Note: The first part of the meeting was a town hall because Paul Goldfine was not present.

Town hall portion: Those present discussed the following:

- Notice for this Board Meeting: Keith Lindsey and Jamie Lodes told Joe Gaines that neither of them received a notification from Goodwin for this Board Meeting. Joe said he would look into it.
- The crumbling masonry wall – Joe took a picture of it about a week earlier. The wall has further deteriorated and there are pieces of it on the ground with a large crack and part of the wall leaning more so than the other part. The contractor is aware of the condition of the wall and will soon start work tearing it down, leveling it, and rebuilding it.
- The 2026 Annual Meeting – Joe Gaines and Keith Lindsey discussed having a virtual Annual Meeting via Zoom. Keith Lindsey stated that his only concern with a virtual Annual Meeting would be the voting because our documents requires secret ballots. Joe Gaines stated that he's prepared for any voting situation and that he's well-versed in voting at Annual Meetings.
- Keith Lindsey stated that he "cheats" a little when it comes to notification for Board Meetings on bphoa.info. Keith Lindsey stated that he always schedules a Board Meeting a week or so after the Annual Meeting and that one of the agenda items every January Board meeting is the calendar for the year. The Board plans out the Board meetings and Keith Lindsey puts those dates into a database after scheduling them with Zoom. Keith Lindsey also has code on bphoa.info that checks those dates in the database and if one of those dates comes within 14 days of the Board meeting, the Board meeting notification including the date with a clickable link is displayed automatically on bphoa.info.
- Keith Lindsey was discussing about how he cannot do anything without at least one other Board member on the Board and present at a Board meeting. Keith Lindsey stated that he's going into the last year of his second term. Keith Lindsey stated that his sweet wife asked him if he was going to run for a third term. Keith Lindsey responded that he would do that only if he was not able to have a dissolution vote for the Association in the last year of his second term. Keith Lindsey's sweet wife told him that if he did run for a third term, that would have to be his last term because at the end of that third term, Keith Lindsey would have served nine years on the Board.
- Keith Lindsey also stated that Jamie Lodes told Keith that Jamie would be OK with running for the Board if he could also stay on the ACC Committee, but Texas Law doesn't allow that. Joe Gains responded that the law has changed and that we will have to check with the Association Attorney on specifics to see if Jamie Lodes could run for the Board and also be on the ACC Committee. Keith Lindsey then asked Jamie if he would consider running for the Board if he could stay on ACC. Jamie Lodes stated he would have to confer with his wife, but would get back to us. Allen Stock stated that since he's not a homeowner and he doesn't live here, he could not serve on the Board. Keith Lindsey stated that Texas Law allows anyone to run for the

Board. Keith Lindsey stated that the only thing that would keep Allen Stock from running for the Board would be if Allen Stock was convicted of a crime of “moral turpitude.”

Old Business:

- The Board approved the 2025-09-17 Board Meeting Minutes.

New Business:

- Nominating Committee – The Board voted and approved the following members serve as the Nominating Committee for the 2026 Annual Meeting:
 1. Keith Lindsey, Board member
 2. Jamie Lodes, ACC Chairman
 3. Allen Stock
- 2026 Annual Meeting
 1. 2026 Board Candidate Notification – Joe will send out a 2026 Board Candidate Notification.
 2. Online Annual Meeting – The Board voted that the 2026 Annual Meeting will be a virtual Annual Meeting conducted via Zoom.
 3. Proxies and Voting - Joe Gaines stated that we could use Town Square for voting, but it would cost between \$500 - \$1,000 just for the voting. Joe Gaines stated that we could use either Zoom in private chat or Survey Monkey. Paul Goldfine suggested Survey Monkey because they have a way of allowing only one email to cast a vote. Joe Gaines stated he would look into Survey Monkey. Joe Gaines reiterated that he’s very experienced with voting at annual meetings and he’s very skilled at detecting fraud and conducting voting. Keith Lindsey also stated that according to the Addendum to the Declarative, the Board has the final say on which form is used for voting for Annual Meetings. Keith Lindsey stated that if the Board approved a voting form with a control number on it and only accepted those forms, then the vote could just be sent via email. Joe Gaines stated that he would also add a last name field so he could more easily detect two people with the same last name voting from the same address.
 4. Date – The Board voted for January 21, 2026 at 7:00pm to be the date and time of the 2026 Annual Meeting.

Homeowner Concerns:

Allen Stock discussed recent changes to the landscaping that was done on the property owned by his son that is a part of this Association that Allen helps maintain.

Allen Stock also expressed his appreciation for the efforts of the Board. Keith Lindsey expressed his appreciation of Allen’s appreciation.

Allen Stock and Keith Lindsey briefly discussed dissolution and the costs involved with that action.

Keith Lindsey discussed that in the case that a dissolution vote fails, Keith Lindsey wants to change a provision in the Declarative to allow a Director to be removed at a Special or Annual Meeting by a majority where a quorum was present or represented. Keith Lindsey said he wants that because it would force Directors to be more responsive to the homeowners.

The Board went into Executive Session and discussed homeowners who've been sent to the Association Attorney for collections.

Meeting adjourned at 8:00pm.