

Owners Association of Bradford Park, Inc.  
Tuesday January 21, 2026 @ 7:00pm  
Zoom Meeting  
2026 Annual Meeting

Directors Present: President Keith Lindsey, Vice President Paul Goldfine. Property Manager Joe Gains was also present.

President Keith Lindsey who presided over the meeting called the meeting to order at 19:04, 7:04pm.

Keith Lindsey introduced himself as President and Paul Goldfine as Vice President. Keith Lindsey stated that the third Board seat had been vacant for the last two-and-a-half years.

Quorum: Quorum requirements, per the Association's By Laws requires 10% to achieve quorum. There are 278 homes within the Association so 28 homes represented are required to achieve quorum. Keith Lindsey asked Joe Gains if a quorum was represented. Joe Gains confirmed quorum was achieved. There were twenty-seven (26) proxies and nine homeowners present at the meeting for 35 homeowners represented.

Because the 2025 Annual Meeting didn't achieve quorum, the 2024 Annual Meeting Minutes were very briefly reviewed and approved by the members.

Joe Gaines briefly reviewed the financial statements and stated that the Association is in good financial standing.

Keith Lindsey then read the accomplishments for 2025:

- The right-of-way area on High Country Blvd from Donnell Drive to just past Andres Way was turned over to the City of Round Rock. The Association had been maintaining that area for over 27 years, but the property belongs to The City of Round Rock. Now, The City of Round Rock maintains that area as well as a small area on Bradford Park Drive.
- The Landscaping budget was reduced to zero. The Association does not own any property and with no landscape to maintain, the budget for this is now zero.
- The Crumbling Masonry Wall has been repaired. The Board spent 2 ½ years talking about it, but it is now finished. Keith Lindsey stated that it looks very nice.
- The Newsletter is now digital. Keith Lindsey stated that there were two newsletters last year that for whatever reason the post office would not deliver. Because of this, the Board decided to go all digital with the newsletter and in the process saved the Association money.

Keith Lindsey stated that there was no new or old business and so moved to the next item on the agenda, election of Directors. Keith Lindsey asked if there were any applications for the Board of Directors. Joe Gaines stated there were none. Keith Lindsey then stated that we would take nominations from the floor and asked for volunteers who wanted to serve on the Board. Jamie Lodes volunteered. Then Allen Stock volunteered. Keith then turned the voting over to Joe Gaines.

Joe Gaines asked Paul Goldfine if he wanted to run again. Paul Goldfine declined. Jamie Lodes and Allen Stock were elected by acclamation, being there were no other volunteers to be on the Board. Keith Lindsey noted that this was the first time in 2 ½ years that there were three members on the Board of Directors.

Keith Lindsey then publicly thanked Paul Goldfine for his service to Bradford Park and told everyone that Paul Goldfine helped make Keith Lindsey's job easier.

Keith Lindsey then asked if Jamie wanted to still do Architectural Control Committee. A recent change in Texas law now allows a member of the Architectural Control Committee to serve on the Board of Directors of an Association if public notice is given and all members are given the opportunity to volunteer for the Architectural Control Committee. Joe Gaines put out notice and no one responded. Jamie Lodes responded that he would like to keep the Architectural Control Committee the way it is as it functions well. It was decided that the Architectural Control Committee would stay the same.

Keith Lindsey then opened up the floor to questions from the homeowners.

A homeowner asked about the money that the Association currently has and asked what the money is used for. Keith Lindsey responded that there is insurance for directors in case they get sued doing their job on the Board, there's the money paid to Goodwin & Co. for their property management, and there has to be money held in reserve when homeowners who don't pay their dues are sent to the attorney for collections.

Keith Lindsey then spoke about a drive-by shooting that occurred two days earlier in the early morning. Keith Lindsey stated that there were approximately six shots that were fired from a vehicle that was on Bradford Park Drive toward 2600 Andres Way. Keith Lindsey stated that while he was canvassing for proxies, the homeowners surrounding that location all spoke to him and all of them were concerned about what happened. Keith Lindsey stated that he told those who spoke to him to give him a statement as to what they saw and encountered and that he was going to get a copy of the police report and draft his own letter to the owner of the property asking the property owner to evict the current tenants at 2600 Andres Way. Jamie Lodes said we should put this in the newsletter. Keith Lindsey agreed. Dan Underhill cautioned everyone, especially on publishing this in the newsletter before speaking with the Association Attorney. Keith Lindsey agreed. Dan Underhill stated that getting the police report should be fairly easy as it's a freedom of information request.

Another homeowner asked about a shared fence and stated that the homeowner has made several attempts to contact that shares the fence but has received no response. She asked if she could put up the fence anyway. Joe Gaines said yes. Keith Lindsey said yes, but she probably can't make the other homeowner pay half for it. Keith Lindsey told her that she should draft an agreement stating that the other homeowner agrees to keep their animals and small children away while the work is being done.

She then asked about the neighbor's tree that has branches over the property line and is almost touching her tree and is almost touching her roof. Keith Lindsey stated that the property owner that owns the tree is responsible for keeping the branches from going over the property line. Keith Lindsey also stated that the Board can issue a 10-day demand letter for that property owner and that if the property owner does not respond that the Board can direct our landscaper to do the work and bill it back to the homeowner. Dan Underhill told the homeowner that she may be able to get her insurance company to replace the fence or help with the cost of replacing the fence. Allen Stock told the homeowner to shop

around and make sure that she gets metal poles and that a reputable company will charge around \$4,000. Keith Lindsey thanked the homeowners helping other homeowners.

Keith Lindsey then asked if there were anymore questions or concerns. There weren't.

Keith Lindsey made a motion to adjourn the meeting. Allen Stock seconded. All homeowner voted to adjourn the meeting. There were no objections.

The meeting was adjourned at 19:57 hours, 7:57pm.