

Owners Association of Bradford Park, Inc.
Agenda for
Wednesday, September 17, 2025 @ 7:00pm
Board Meeting

Old Business:

- Approve the 2025-07-30 Board Meeting Minutes.
- Neighborhood News – Changing our relationship.
- Association Attorney's response to homeowners who did not receive certified letters about their crumbling masonry wall.

New Business:

- 2026 Budget
- 2026 Assessment Rate

Homeowner Concerns

Executive Session:

- Review Board management packet.
- Review Accounts Receivable – enforcement.

Owners Association of Bradford Park, Inc.
Wednesday, September 17, 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.

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

Old Business:

- The Board approved the 2025-07-30 Board Meeting Minutes.
- Newsletter format change: The Board informed those present that the newsletter was now all digital. Keith Lindsey explained the reasoning for this change was that the post office did not deliver two newsletters even though both of those newsletters were available on bphoa.info. Keith Lindsey explained that the newsletter could be obtained through the following means:
 - on bphoa.info
 - on Town Square
 - emailed from Jamie and his list.
 - Joe Gains stated that he also email blasted the current issue of the newsletter to those registered on Town Square.

Keith Lindsey stated that this reduces our overall reach, however it also reduced our costs for the newsletter. Neighborhood News agreed to provide the newsletter for \$50 per page. Our typical newsletter is about four pages, so the total cost would be \$200 or less every other month. Previously, our total cost every other month was \$310. This change saves about \$600 per year. Jamie Lodes asked about getting an updated list from Goodwin & Co. Joe Gains stated he could send an updated list to Keith Lindsey who could then share that with Jamie Lodes. Jamie Lodes wanted that list because his list has a number of emails that come back as no longer valid. Keith Lindsey stated that his list needed to be updated as he updates it with WCAD.org. Keith Lindsey asked Joe Gains for an updated list with account numbers. Joe Gains stated he would get that to Keith. Keith Lindsey stated that the next deadline for newsletter articles is November 1, 2025.

- The Board discussed the crumbling masonry wall. Keith Lindsey stated that he asked the Association Attorney what the Board should do as far as getting our letter to the affected homeowners. The Association Attorney discouraged hiring a process server because of cost, but encouraged the Board to knock on doors to hand-deliver the letter to the affected homeowners. Keith Lindsey stated that on August 29, 2025, himself and Jamie Lodes delivered the letter to the two residents who chose not to get the certified letter from the Association. Keith Lindsey then stated that the Board had done all that it could in this circumstance and made the motion to

move forward with the project with the Association paying for the project upfront and then billing it back to the homeowners and allowing the homeowners to pay the Association back with a 0% interest two-year loan making monthly payments.

A homeowner asked why the wall was failing. Both Keith Lindsey and Paul Goldfine responded that it's crumbling from old age and that the footer is failing. The homeowner asked why the Association wasn't paying for this? Keith Lindsey responded that because of his research into the Right-of-Way area which belongs to the City of Round Rock, he also asked the Association Attorney who owned the wall? The Association Attorney stated that since there was no conveyance on file by KB Homes to the Association, that the homeowners own that wall and therefore it's their responsibility to repair it. Keith Lindsey stated that the only viable solution that the Board could reasonably offer those homeowners to help them with the cost was to offer a 0% two-year loan to those homeowners.

Paul Goldfine then seconded and the Board voted to approve the project. Keith Lindsey asked Joe Gains to ask Overall Solutions, the contractor, to put some kind of notice on each affected homeowner's front door informing them of when their part of the wall was going to be repaired. Allen Stock asked who was going to supervise the work and what kind of warranty there was associated with the work? Keith Lindsey stated that he would check on it as it was being done and would ask the contractor about any warranty.

New Business:

- 2026 Budget: Joe presented a revised budget to all in attendance. Keith Lindsey asked about the amount with insurance for Association property since the Association doesn't own any property. Joe said he would check with the insurance company about that. The Board then approved the 2026 budget.
- 2026 Assessment Rate (Dues): The Board voted to keep the 2026 Assessment rate at \$170 per year.

Homeowner Concerns:

Allen Stock complemented Keith Lindsey and Joe Gains for the timely handling of his tenant's issue with neighborhood cats. Both Keith Lindsey and Joe Gains thanked Allen for the complement.

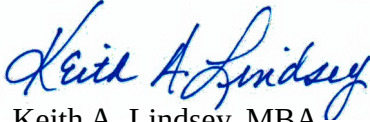
Another homeowner asked if the Association fines for infractions. Keith Lindsey stated no Bradford Park does not fine for infractions.

The Board briefly went into Executive Session.

Meeting adjourned at 7:58pm.

Owners Association of Bradford Park, Inc.
Approval of September 17, 2025 Board Meeting Minutes

The undersigned, hereby certify that the board meeting minutes of September 17, 2025 were approved by a vote of the Board of Directors at the November 19, 2025 board meeting.



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