

BRADFORD PLACE HOME OWNERS ASSOCIATION MEETING

May 6, 2007

Call to Order 6:13pm

Present:

Bruce Montgomery
Nick Abernathy
Greg Adams
John Sextro
Robin Camacho

Absent:

Tim Coffey
Gina Selinger

What to do about Dues

About 40% have not paid (last year 90% paid)

Send another letter:

Dues cover Sept 31 – Aug 1st

Include something that says “if you’re not going to pay please call to discuss.”

Action Item: Nick to update the letter and [give to Greg to send out](#)

Matt Locke overpaid by \$50

Action Item: Bruce to return check

Discussion re: should HOA charge for mowing lawn while long-term absence of owner?

Currently, no. Future, maybe.

Garage Sale

When? First Saturday in June –

Action Item: John to confirm date with Gina

Do Neighborhood Social after Garage sale – 4pm – **Location??**

Get notice out to neighborhood ASAP

Action Item: Bruce to put up sign

Check into other neighborhoods to see if/when they have their sales

Action Item: Bruce to contact someone to see if can get contact in adjacent neighborhood

Action Item: John to contact someone to see if can get contact in adjacent neighborhood

Ad in the news paper should include

Huge Neighborhood Sale Bradford Place

Hwy 169 and 68th St -- N on Summit, first right

Tools, toys, antiques, furniture, clothes

Action Item: Robin to place ad in paper

Signage

Generic with arrow, time, “this Saturday” “Bradford

Dual Sided (sign and banner place)

Signs to cover entrance from both Barry Road and from 68th Street

Action Item: John to look into getting signs made

Miscellaneous

Action item: Bruce to follow-up with Anita on filing updated HOA officers list with State

Covenant Violations / Reminder Letter

Need a letter to home owners with simple list on lot upkeep

Should include generic language and list with check-box itemizing issue

Action Item: Unassigned

Note: future covenant should include procedure if you are out of town for extended period (contact info and lawn upkeep)

Letter Head

Should we have letterhead for the neighborhood?
Possibly something that looks just like our entry sign
What contact info should be included?
Action Item: Unassigned

Addressing Bylaws

HOA needs a special meeting to discuss just the bylaws
Possibility rewrite all the bylaws because so many are already violated
Supposed to be an architectural committee to approve add-ons
Action Item: All – Get copies of other neighborhood covenants for discussion and possible adoption

Spring Cleaning

Need to do this soon; Owe other cul-de-sac and neighborhood to show where their dues go
Need to weed and feed other islands
Clean up the front and signage
If we do a fall clean up maybe include the woods
 Maybe have Cedar Ridge be part of that
Action Item: Let Gina find out what those people want
Do any hardscape now – do plantings this fall
Do dirt and seed on NW Island and
Action Item: Bruce to call Midwest Lawn and Beautiful Outdoors (have them come out)
 Possibly Verti-cut, and seed all islands
Note: Include Millers Nursery in Parkville for landscaping

Election in the fall

Will be to replace Nick
Call for nominations from homeowners
Include this as part of Dues Letter
Have home owners send dues with ballot
New Board of Directors will then chose the officers

Website

Another Neighborhood
License one and we could show someone how to run it
Bylaws and minutes and posted
Action Item: Unassigned

Block Committees

Greeting Committee
Grieving Committee
When we hold the all neighborhood meeting we'll look for volunteer block captains
 Assign them duties and a budget

Call Meeting to a Close: 7:35