

# BRADFORD PLACE HOME OWNERS ASSOCIATION MEETING

May 6, 2007

Call to Order 6:13pm

## Present:

Bruce Montgomery  
Nick Abernathy  
Greg Adams  
Gina Selinger  
Tim Coffey  
Robin Camacho

## Absent:

John Sextro

## Officer Elections

Nick has copies of the letter(s)

1) Request for nominations for Board Members (last year on 8/11) – have an old version – needs to be updated – ask to return to Tim Coffey

ACTION: Bruce to send this updated letter (after review)

2) Letter with Ballot – also return to Tim

## Islands

Consider putting weed mat then sterilizer and then put down rock

Also want 2-3 boulders to prevent cars from coming down across island

Gina going to ask what the people want around the cul-de-sac

Water Dept to extend the manhole down at cul-de-sac

Tim got quotes on boulders – need grass down by mid September

## Letterhead

Bruce to get a quote on turning our picture of our entrance sign onto letterhead

## Website

\$500 first year

\$150 per year to maintain

Company:???

Someone would have to dedicate 1hr a week to mess with it

Yearly dues only at \$1400 – that's a lot of the cost

Possible Sponsors – Hyvee or CVS or local business or a realtor or lawn service (neighborhood business)

\$100/year – need one person to be in charge of the website

Tim – to get a quote on another website

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

Send another letter:

Dues cover Sept 31 – Aug 1<sup>st</sup>

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

Action Item: Nick to update the letter with Tim; possibly ask Gina's assistant to do mailing

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 68<sup>th</sup> 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 68<sup>th</sup> 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

**Bradford Place Snake Round-up coming in July**

**20% of budget on snake traps ;-)**

**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**