HOMEOWNERS ASSOCIATION OF BRADFORD PLACE
ANNUAL BOARD MEETING

DATE OF MEETING: OCTOBER 15, 2026
TIME OF MEETING: 6:00PM TO 7:00PM
LOCATION OF MEETING: TONI BOWEN'S NW 74TH STREET

MEMBERS PRESENT: Toni Bowen, Mike Brower, Greg Adams, Dena Sextro, John Sextro, Wendy Rutherford, John Anheier, Ivan Crowell, Denise Henslee, Kevin Oberly, Mindy Oberly, Kent Snipes, Kris Eiseman, Cam Eiseman, Kim Nixon, and Zach Newell

DISCUSSION TOPICS:

- Greg handed out the **financials** for the past year, and they were approved by the attendees.
  - 70% of the homeowners have paid their dues for the current year.
  - Operating cash at $4.5k in the bank which will need to cover the next 12 months of expenses.
  - Will continue to collect past due HOA fees when the homeowner's house is sold.
- Discussed **accomplishments** over the past year. Neighborhood has never looked this good!!
  - Mowing and weeding of the islands.
  - Trimmed trees along the NW Hidden Lakes Drive
  - Mulch was put on the first island during dumpster day.
  - Dumpsters Day was a success.
- **Dumpster Day**
  - This is ALWAYS a huge success!
  - Greg will sign us up on March 1st for **Dumpster Day** for the 3rd week of May. It will cost the HOA $60 for each dumpster, and we will order 4 = $240.
- **Miscellaneous**
  - Representatives of 11 houses in the neighborhood were present at the annual meeting which represented a quorum.
  - By a vote of the majority, it was approved to have a tree service trim the trees around the Bradford Place sign.
  - John Anheier and Denise Henslee will solicit bids on having the trees removed on the second island and the stump's grinded out. John and Denise will also solicit bids on having the trees trimmed around the Bradford Place sign and the price to have one tree removed and the stump grinded out.
  - By a vote of the majority, it was approved to raise the dues in 2027 from $100.00 to $150.00 to build up a cash reserve for the removal of the trees in the future and to pay for a 300% increase in insurance premiums.
  - By a vote of the majority, it was approved to raise the dues in 2028 from $150.00 to $200.00 to build up a cash reserve.
  - Zach Newell will work on presenting a draft of what the second island will look like in the future.

- There will be a quick meeting on dumpster days at the dumpsters to discuss the second island.