

HOMEOWNERS ASSOCIATION OF BRADFORD PLACE ANNUAL BOARD MEETING

DATE OF MEETING: OCTOBER 16, 2025

TIME OF MEETING: 6:00PM TO 7:00PM

LOCATION OF MEETING: TONI BOWEN'S NW 74TH STREET

MEMBERS PRESENT: Toni Bowen, Mike Brewer, Greg Adams, Dena Sextro, John Sextro, Wendy Rutherford, John Anheier, Kevin Adams, and Sarah Adams

DISCUSSION TOPICS:

- Greg handed out the **financials** for the past year, and they were approved
 - 70% of the home owners have paid their dues for the current year.
 - Operating cash at \$6k 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
 - Any homeowner that has not paid their HOA fees in the last 5 years will have a lien put on their property starting in January of 2026.
- 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
 - Two trees were cut down on the island on 73rd Terrace and replaced with a new tree
 - 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**
 - Will have mulch delivered on Dumpster Day and will spread over the first island of the neighborhood
 - The bushes by the sign might need replaced as one might be dead. Will determine this next spring
 - It was decided that if the neighborhood receives more than 8 inches of snow at one time we will hire someone to clean the streets
 - Everyone was reminded to call 311 asking them to clean our streets during winter storms
 - Discussion was held regarding the status of the bradford pear trees. It was decided that would be a job that could be done by residents but further discussion the next day it was decided that was too big of a job to take on amongst ourselves and would need to be contracted out. Possible costs for this would be \$8,000.00. The HOA would need to build up a cash reserve for this.