

HOMEOWNERS ASSOCIATION OF BRADFORD PLACE ANNUAL BOARD MEETING

DATE OF MEETING : OCTOBER 17, 2024

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, John Sextro, Kim Nixon, Wendy Rutherford, John Anheier, Andrew Cox and Aubrey Cox.

Minutes of the meeting: Starting off the meeting is Greg Adams our Treasurer with a breakdown of financials. Year to date we have a small surplus of funds

to cover upcoming maintenance expenses in 2025. Current pay rate of neighbors is 40-45%. However, full payment is always received when a home is sold the

title company will reach out to the Bradford Place HOA for settlement of any unpaid dues. For a full understanding of the HOA's 2024 Income Statement and

Balance Sheet, please reference this on the Bradford Place website.

Summary of discussions at a high level: What items are pending for Q4 2024 into 2025. Expense items continue to escalate as cost increase for maintenance, insurance, and general expenses. Efforts in past years have been made to keep our HOA fees to a minimum to cover cost and not put stress on the residents of Bradford place. However, open discussion was brought up over extreme insurance increase in cost and larger maintenance items pending in 2025 and in years to come. There will be continued discussions about a HOA Annual Payment increase for 2025 to cover and prepare for these pending expenses and future maintenance items. Below is a bullet list of projects and increased expenses the board is investigating for future maintenance of our neighborhood.

2025 Anticipated Projects Discussed

- Tree removal on the island at the bottom of NW 73rd Terrace. Discussed plans to remove one or both Bradford Pear trees dying at the bottom of the hill on the Island.

Investigating plans to remove during the next dumpster day Spring 2025 with help of willing neighbors. Or consider contracting this out. Trees will need

to be cut down, stumps ground out, and one new tree planted in the center of the island.

- Insurance cost increasing for common areas – plans to investigate a better plan for October 2025. Cost are going up across the nation for coverage.
- Fees for Maintenance of Bradford Place Common areas area expected to increase and why there is a discussion on future annual payment increase. While these have remained fairly stable for the last ten years they will increase in 2025 and beyond.
 - Higher Impacting Fees Include: Lawn Cut & Trim of Islands and Neighborhood Entry, Spraying weeds on islands, future tree removal and replacement, Dumpster Day,

Welcome Baskets, Insurance Cost, and other smaller miscellaneous items.

- Other wish list for the coming year
 - Update Welcome Basket to also have HOA contact information and general “where to” advice on looking up details or how to contact.
 - Facebook Page to allow for residents to mention their occupation if they so desire for work or professional reference.

Meeting Ended at 6:48 PM.