

## Minutes for Sep 16, 2024 Meeting

Mary Payne opens meeting @ 7pm

- Motion to approve June 17, 2024 meeting minutes – motion brought and approved
- Financials update – reports available for review at front table – including budget with July 1, 2023 – June 30, 2024 actuals
  - Current balance: \$33,698.54
  - CD's: \$25,527.49
  - Past due accounts total \$ 9,313.76
    - o BVA balance = \$8,004.14 (21 homeowners)
    - o White Oak balance = \$1,309.62 (24 homeowners)

October Boo Bash – scheduled for Saturday, Oct 27 rain date Sunday, 10/28 1-4pm

Volunteers are needed and welcomed. Please email us at [bradfordvillageboard@gmail.com](mailto:bradfordvillageboard@gmail.com) or register at our website - <https://bradfordvillagehoa.com/community-events-2/>

A great deal of preparation goes into holding this event and if registration numbers are below 20 people, we will postpone to 2025. We will email registrars in the event of a postponement.

December 2024 Board of Directors election – volunteers needed for Nomination committee. – Judy Speights volunteered.

- Please email [bradfordvillageboard@gmail.com](mailto:bradfordvillageboard@gmail.com) if you are interested in adding your name to the December ballot.

### Architectural

- Metal roof – now allowed as per majority vote from the meeting attendees.
- An architectural request is required to be submitted to the Board for review/approval for all exterior improvements. Metal roof requests will be reviewed and evaluated on an individual basis for architectural cohesiveness with the house and neighboring properties.



By-laws update – Passed and the changes will be submitted to the Association's attorney to record. The updates are:

Section "Eighth" (as written) in the Articles of Incorporation and Article IV section 1 of the By-Laws

- ~~Increase board of directors from 3 to 5 members.~~ – Removed as per majority vote during the meeting since the by-laws, Article VIII, Section 4. allow for the Board of Directors to Special Appointments.
- Board members must have paid yearly dues in full consistently for at least the last 3 years and with no active or pending architectural violations.
- Board members must live in and be a Bradford Village homeowner.

Article IV Section 2 Term of Office and Article VIII Section 3

- Update term to 2 years
  - Previous board served for two 2-year terms; however, the amendment was never filed.

Article V Nomination and Election of Directors

- Section 1. Nomination
  - Add: Board members may not have financial or familial interests with other board members or contractors.
- Section 2
  - Add: Board members or nominees may not count ballots. Five (5) volunteers from amongst Bradford Village homeowners will count ballots in an open meeting of homeowners who may witness the counting of ballots or through such other tabulation method as the Board may adopt.

Board of Directors update – Ken Wiedel is resigning from his position on the board. We have asked Vicki Wiedel to step in as VP for the remainder of Ken's term, which is permitted as stated in our by-laws Article IV, Section 3, in part. In the event of death, resignation or removal of a director, his successor shall be elected by the remaining members of the Board and shall service for the unexpired term of his predecessor.

New business / Q & A

No new business.

Question from homeowner about whether the Association is required to have a reserve study.

- In 2023 after taking office the Board was led to believe we would not need a reserve study since we do not have any common use buildings.
  - Update – after additional consultation, due to the fence and private roads, we will seek a company to perform a reserve study.