



A Premier Planned Community in West Hanover Township, PA

Bradford Estates Home Owner's Association

Board Minutes

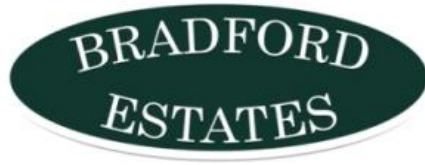
September 13, 2017

7:00 p.m.

The meeting was called to order at 7:10 p.m.

The following board members were present: Stacey Connors, Lucy Kepp, Janice Butz, and Dwayne Laird

1. Reorganization: Due to the resignation of Alan Merfeld from the board on 9/1/17, Lucy Kepp Nominated Stacey Connors as President. Janice Butz second the motion and Dwayne Laird voted in favor.
2. Property Inspections: The Board discussed the procedure for property inspections. The Board will need to work out with Antoinette the timing of inspections so that a board member can be present.
3. 264 Buckley Drive: A mattress and cabinet have been on the curb at 264 Buckley for over two weeks. Stacey reported that Antoinette contacted the owner, who indicated that Waste Management did not pick up the trash items the past two weeks and that the next scheduled large trash pickup days are 9/20 and 9/27. The Board discussed the issue and voted that the resident needs to remove the trash from the curb by 8 pm on 9/15. Residents are permitted to put only one large item out per trash day, according to Waste Management.
4. Open Board Position: The Board discussed the open board position due to Alan Merfeld's resignation, and unanimously agreed that Antoinette Black should send out a notice to all homeowners in Bradford Estates regarding the open position to solicit applicants.
5. Landscaping/Snow Removal: The Board discussed the solicitation of bids for snow removal and landscaping and unanimously agreed that Antoinette should contact the following Landscapers for bids for both snow and landscaping combined, and for each service separately:
 1. Searers (Dwayne Laird offered to contact Searers)
 2. CBC
 3. JMK
 4. Four Seasons (our current company)



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6. Legal Counsel: The Board discussed three options regarding legal counsel. The Board unanimously agreed to continue to have Attorney Steve Dzuranin represent BEPOA with respect to the walking path issue.
7. Adjournment: The meeting was adjourned at 8:10 p.m.