



Bradford Estates HOA Meeting  
October 30, 2018  
7:00 p.m.

Present from the Board were: Stacey Connors, Dwayne Laird, Lucy Kepp, Janice Butz, and Dinnah Mitro.

The meeting was convened at 7:10 p.m.

A. Landscaping:

We started the meeting off with a discussion about our current Landscaper, JMK. We believe that the current contract with the Landscaper is too expensive and something needs to be done about it.

Lucy Kepp made a motion to cancel our current contract with JMK. Dwayne Laird second the motion. All voted in favor.

Lucy Kepp made a motion to go with a new Contractor for the Snow Removal and the next Spring mowing. Janice Butz second the motion. All board members voted in favor.

We will be soliciting bids for new Contractors for the upcoming Winter and Spring Seasons.

Dwayne suggested that whatever Contractor we go with, we should make an effort to stay with them on a long term basis.

B. 2019 Budget:

In preparation of our 2019 budget, PMI proposed an increase for townhome assessments of \$11 per month. PMI did not propose an increase for single family homes due to the operating budget being depleted by lawn care and snow removal services that are not used by single family homes. The board members discussed the issue, and felt that an increase of \$11 per month was too much of an increase at one time, but an increase was necessary in light of the budget. Lucy Kepp made the motion to increase our Homeowner's Association fee by \$6 per month, from \$55.00 to \$61.00. Janice Butz seconded the motion. All board members voted in favor.

C. Preparation for snow removal:

Heather of JMK has asked to walk through the development before the beginning of snow season.

D. Trash Cans:

It was suggested that, since the new trash cans provided pursuant to the Township contract with Waste Management are so big, that we should allow them to be kept on the side of the Townhomes for those who do not have a garage or end unit. We are not changing our policy. For now, we will see how many homeowners have an issue with the trash can placement and try to come up with a solution.

Dwayne Laird suggested that we allow trash can sheds on the rear of the townhome properties. We will look into this and discuss further.

E. Ped Path Update:

Stacey Connors gave an update on the ped path issue, she stated that she is waiting for our Attorney to get back to us in order to proceed any further.

Dwayne Laird made a motion to adjourn the meeting at 8:15 p.m. and Lucy Kepp second the motion.