



**Bradford Estates Home Owner's Association**

**Board Minutes**

**January 17, 2018**

**7:00 p.m.**

- A. The meeting was called to order at 7:00 p.m. with the following board members present; Stacey Connors, Lucy Kepp, Janice Butz, Alan Merfeld and Dwayne Laird
- B. Trash – A discussion was had regarding the recent trash problems in the development. Stacey will draft a letter and have it approved by the Board for Antoinette to send out to the residents regarding the trash problem, fines for violations, and the potential need to increase assessments to cover the cost of trash cleanup, as this is not covered in our contract with JMK.
- C. Holiday Decorations -- Antoinette asked the board via email prior to tonight's meeting if there are any rules regarding how long Christmas decorations should be left up in the development. While there is nothing in our declarations specifically regarding holiday decorations, we have always asked residents to remove holiday decorations within 30 days, as it could be a nuisance to neighbors (and a violation of our policies) if they remain up beyond that time period. We will ask Antoinette to proceed along those lines with residents when she does her inspections.
- D. Commercial Vehicles – Several commercial vehicles continue to park in Bradford Estates in violation of the policy. They will receive notices of violation and fines for subsequent offenses. Stacey read the policy to the Board, and pointed out that the policy prohibits both overnight parking between 10 pm and 7 am, but also commercial vehicles being idle in the development during the day when not for a valid commercial purpose.
- E. Snow Removal -- We discussed that there were several issues with the recent snow removal for the past two snow storms, including some homes in the development that were missed by JMK Landscaping. We agreed that these issues need to be addressed with JMK and corrected going forward. Alan Merfeld volunteered to contact JMK on the Board's behalf to discuss the issues and how can make our snow cleanup a little better.
- F. Legal Updates – Stacey Connors reported that there is no update on the ped path issue with the Township. Our outside counsel has been in contact with the Township Solicitor. We discussed that the ped path may require a special assessment, so we can't increase our HOA assessments until the pad path issue is resolved.
- G. The meeting was adjourned at 8:10 p.m.