



Bedford Estates
Homeowners Association

**Bedford Estates
Annual Membership Meeting**

Date: November 13, 2018

Call to Order at: 7:16 PM

Attendance:

Board Member	Office	Present
Kim Smith	President	x
Doug Rhea	Vice President	
Deborah Cashen	Treasurer	x
Carol Brooks	Secretary	x
Jim & Peggy Davis	Zone Delegates	x
Charla Masarik	Past President	x

Committee Chairs	Committee	Present
Hendrik Prufer	Compliance	x
Linda Pool	Beautification	x
Charla Masarik	Events	x

Quorum of Board Members Established: Yes

Quorum of Voting Member Households Established by Treasurer: Yes

Consent Agenda:

- A. Adopt Agenda
- B. Approve Minutes from March 27, 2018 General Meeting
- C. A motion to adopt the consent agenda was made by Albert Alvarez and seconded by Mike Pool. The consent agenda was approved by a show of ballots with no corrections noted.

Board members are serving as members of Bedford Estates Homeowners Association and not in their professional, executive or administrative capacity.

President's Report:

- Acknowledged large turnout for meeting
- Introduced Board and Committee Chairs present & thanked for contributions
- Overviewed primary topics for discussion:
 - 2019 Proposed Budget requiring member vote to approve or amend
 - Revision of HOA by laws necessitated by state and federal law requiring member vote to approve or amend

Treasurer's Report:

- Members were given a copy of the proposed budget
- Reminded members that the HOA has only had a line item budget for two years
- Conducted a line item review – Budget vs Actual

- Had to move monies from donations and fence fund (extra \$25/dues) to pay for repair and staining of Cummings perimeter fence
- Projected expenses similar to 2018
- President called for member vote by show of ballot; approved with no amendments.

Vice President's Report:

- In Doug Rhea's absence, President gave a synopsis of projects completed and in process
- Fencing & stonework:
 - Cummings perimeter fence repaired by HOA committee and professionally stained
 - Chose to roll on stain rather than spray to avoid property damage
 - Tips to help homeowners maintain interior side of fencing was prepared and delivered
 - All stonework entrances and fence supports were professionally power washed
 - Loose stonework was epoxied – more work required
- Cheek Sparger drainage issues:
 - City did some clean out and installed additional stones to aid drainage
 - Will finish when Cheek Sparger paving is complete as heavy equipment needed
- Cheek Sparger entrances:
 - Discussed water supply costs with City of Bedford; would involve drilling under streets
 - Cost prohibitive given our current income
 - Will develop a xeriscape plan that will enhance the four entrances

Zone Delegates Report:

- Asked Delegates in attendance to stand and thanked them for volunteering; mentioned that some areas needed more delegates
- Encouraged members to reach out to their delegate with ideas, suggestions and issues
- New residents moving in will receive an updated "welcome" packet with information about Bedford Estates and the City of Bedford.
- 2019 dues campaign will begin in mid-January.

New Business:

President introduced Deborah Cashen to go through the revisions to the BEHA by-laws

- Last amendment to by laws was 2013 and did not include new Texas Laws governing HOAs passed in 2013-2015.
- Volunteered to undertake the revisions based on by laws experience with other non-profits
- Reviewed all changes and clarified those that were mandated by state law and those that were clarified to represent current BEHA organization and assignment of duties. Organization chart is posted on the website.
- Emphasized that most state law changes were enacted to protect residents and prevent HOA overreach.
- Emphasized that no changes were being made to voluntary dues and that Board has no authority to enact such changes without approval of voting membership.
- Following Q&A as noted below, a motion was made by member Duane Buuck to approve the by laws as written with amendment to section 2.2 as noted below. Seconded by Lynne Bussy and passed by show of ballot.

Q&A:

- Questions from residents were taken from the floor and answered by Treasurer and President, depending on the subject.
- Clarification was given to the difference between HOA by laws that govern how the HOA functions and CCRs (Codes, Covenants and Restrictions) which the HOA is charged with enforcing.
- Clarification was also given about voluntary dues and compliance with CCRs.

- President is working with real estate agents to ensure that incoming residents are aware that we have an HOA and that, while dues or voluntary, compliance with the Codes, Covenants and Restrictions are not.
- Emphasized that authority to enforce CCRs was given by developer to the HOA and that CCRs are filed with the State of Texas
- Emphasized that no changes are being made to voluntary dues
- By law 2.2 will be amended to state “each member” not each household shall pay

Old Business/Updates/Announcements:

- President announced that Vice President would not be seeking reelection and called for nominations from the floor. To that end, Maria Fernandez put forward her name, seconded by Charla Masarik and approved by show of ballot from membership.
- President also announced need for a third host home for the Christmas Crawl on December 8 for which Maria Fernandez volunteered.

Adjourned: 9:05 PM

Submitted by: Carol Brooks, BEHA Secretary