



**2022 ANNUAL MEETING MINUTES**

Due to the rise in covid, flue and RSV cases and continued concern for the welfare of the board and committee chairs and our residents, the Board voted not to call for an in-person annual meeting but rather to provide all property owners with access to a presentation via the website as it would have been presented in person. In addition, a ballot was provided to allow voting for the 2021 annual meeting minutes, the proposed 2023 budget and the candidates for board officer positions. The ballot also allowed for owner comments and an opportunity to volunteer for open board positions or committee activities.

Presentation was posted and email was sent on 12/06/2022 to all owners who have chosen to share their electronic contact information; all other owners were notified by USPS.

The HOA Board and Committee Chairs as of year-end 2022:

<b>POSITION</b>	<b>OFFICER OR COMMITTEE CHAIR</b>
President	Open
Vice President	Carol Brooks
Secretary	Catherine Ross
Treasurer	Brenda Roche
Neighbor Relations	Ivonne Sewell
Beautification Committee	Linda Pool
Communications Committee	Carol Brooks
Events Committee	Sonia Ashford
Property Maintenance	Jim Vaught

An update to Texas laws that govern the operations of HOAs allows voting electronically if a signature of the owner is collected either manually or electronically. Since Bedford Estates Homeowners Association, Inc. is a voluntary HOA, a positive vote by a simple majority of those owners who choose to vote is needed to approve any actions required at this meeting; in this case, 2021 minutes, 2023 proposed budget and candidates to fill board officer positions. These requirements were met, and the minutes & the budget have been posted to the website and the following officers are officially seated as of 1/1/2023:

<b>POSITION</b>	<b>OFFICER</b>
President	Jim Griffin
Vice President	Renee Chappell
Secretary	Kim Smith
Treasurer	Brenda Roche
Neighbor Relations	Kelli Farco
Communal Property (new)	Open



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In addition, the following changes – which do not require an owner vote - were made at the committee level:

<b>Committee</b>	<b>Current Chair</b>	<b>Added Co-chair/Backup</b>
Beautification	Linda Pool	
Property Maintenance	Jim Vaught	
Events	Sonia Ashford	Javier Olivo
Welcome Wagon	Ivonne Sewell	Russell Floyd
Communications	Carol Brooks	Hannah Moltz

### 2022 Highlights:

- Filed mandatory management certificate with TREC
- Filed mandatory board resolutions with Tarrant County
- Drafted amended bylaws and CCRs with new laws and changes to HOA governance for property owner review.
- Consulted with HOA lawyer for redraft of bylaws and CCRs with owner input and 2021 Texas HOA laws. These documents will be refined and presented to owners in 2023
- Repaired aging sprinkler system and stonework
- Hosted several neighborhood events
- Welcomed seven new neighbors
- Reconfirmed five Architectural Review Committee members
- Recruited and confirmed over a dozen new volunteers for committee positions

### Year-end Financials:

- Annual budget was based on 70% dues participation; actual was 68%
- Shortfall made up by HOA member donations
- Mowing costs have increased
- Checking account balance: \$11,432.56
- Reserve Fund balance: \$33,599.31 less pending invoice of \$8,800 for stonework repair to be paid by year end

### 2023 Goals:

- Actively participate with the City on the Cheek Sparger widening project and revamp of the linear park and seek a right-of-way from the City for flower beds at all four neighborhood entrances and water rights.
- Ensure HOA property is protected during construction and that drainage issues continue to be addressed.
- Actively participate with the City and HEB schools on issues that affect BEHA residents



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- Consider the value of forming a partnership with other HEB HOAs to discuss and resolve common issues
- Review short and long-term financial health of the HOA to address rising costs for utilities and property maintenance.
- Secure estimates and financing to upgrade neighborhood image at all entrances.
- Present to owners the redrafted bylaws and CCRs

Respectfully submitted by: Carol Brooks for Catherine Ross