



Bedford Estates
Homeowners Association

2023 Bedford
Estates
Annual Meeting

AGENDA
11/09/2023

- **President – Jim Griffin**
 - Board & Committee Member Introductions**
 - Voting Procedures**
 - Communal Property Historical Expenses**
 - Projection of Future Communal Property Expenditures**
- **Treasurer – Brenda Roche**
 - Current Financials/Dues Campaign**
 - Proposed 2024 Budget**
- **New Business – Jim Griffin**
 - Open Board Positions**
 - Short Term Rentals**

INTROS - Board & Committee Members

OFFICERS

- VP – OPEN
- Secretary – Kim Smith
- Treasurer – Brenda Roche
- Communal Property – OPEN
- Neighbor Relations – OPEN

COMMITTEE CHAIRS

- Beautification – Linda Pool
- Property Maint. – Jim Vaught
- Welcome Wagon – Ivonne Sewell
- Events – Sonia Ashford/Javier Olivo
- Communications – Carol Brooks

Voting Process - Jim

- All homeowners are given the opportunity to vote, not just members of the HOA.
- An electronic record of voting is kept in the BEHA Archives
- A ballot is delivered via email

If there is no active email on file, a paper ballot will be delivered

- For those on email, a link to the HOA website will be included

A current password is needed. Contact Brenda Roche at

brendalroche@gmail.com if you cannot sign in.

You will be asked to vote on the 2022 Annual Meeting Minutes, the 2024 Proposed Budget and to volunteer or nominate individuals for Open Board positions.

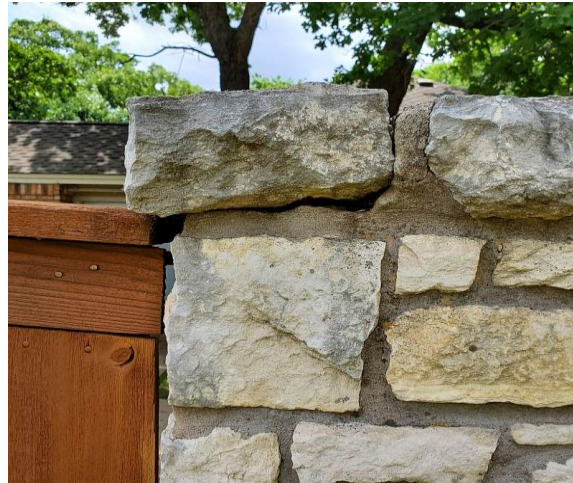
Your Dues Pay for the Upkeep – Jim

Communal Property Historical Expenses*

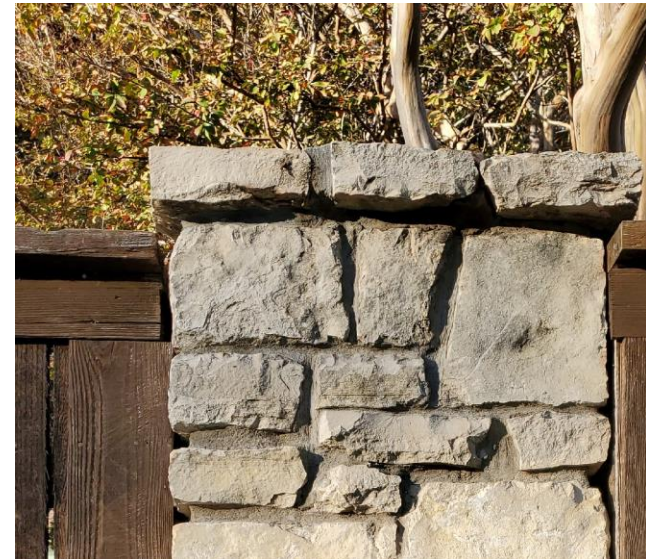
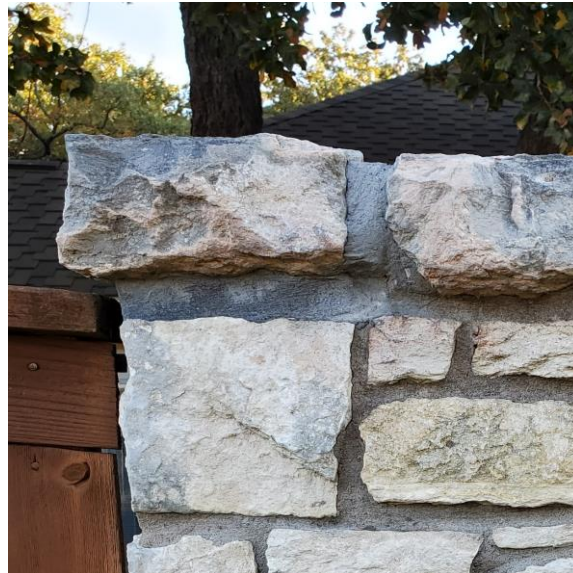
• 1997	HOA Incorporated – dues \$50/year	
• 2000	Fences replaced - Cummings & Cheek Sparger	\$26,000
• 2006 – 2023	Sprinkler Maintenance	\$ 8,798
• 2003 – 2023	Stonework Maintenance	\$17,536 (photos)
• 2003 – 2023	Ironwork Maintenance	\$ 600
• 2003 – 2023	Fencing Maintenance	\$19,080
• 2003 - 2023	Cummings Entrance Upgrades	\$ 5,120
• 2013	Replace Stolen Signs	\$ 1,551
• 2013	Dues raised to \$75/year	
• 2016	Dues raised to \$100/year – 25% to Reserve Fund	
• Yearly	Mow/edge Cummings	\$ 3,800
• Yearly	Cummings Beds maintenance/décor	\$ 1,200

* Does not include incidental expenses incurred by volunteers

Examples of Stonework Repairs— Column Caps



BEFORE

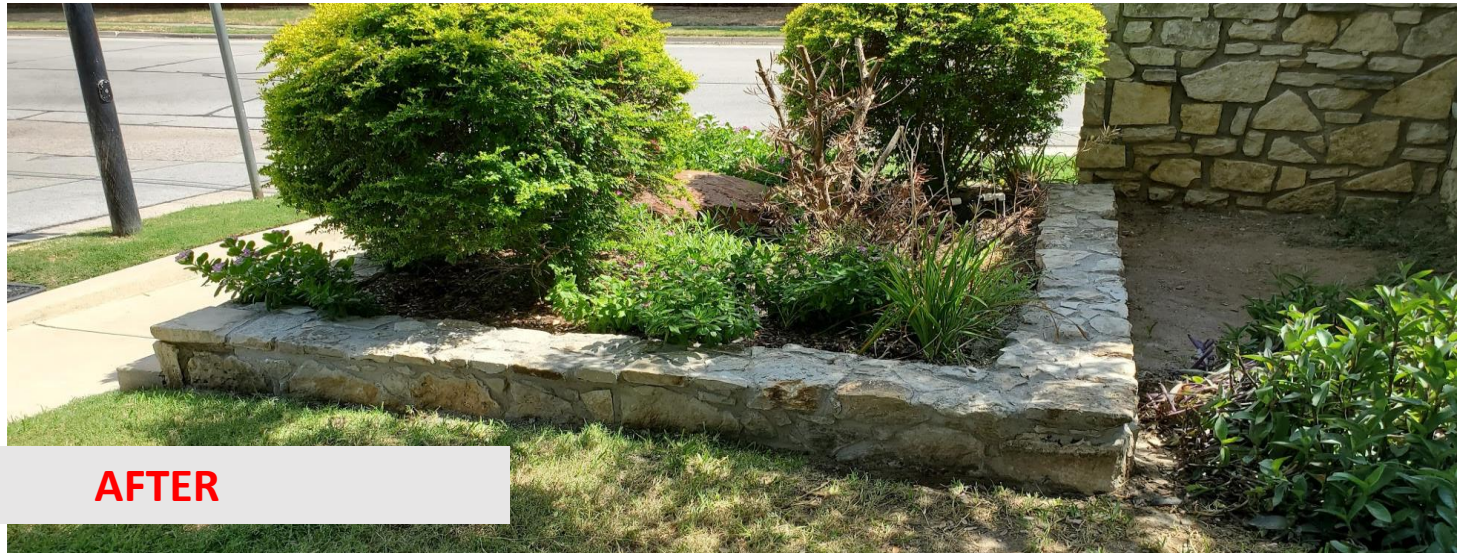


AFTER

Examples of Stonework Repairs: Entrances



BEFORE



AFTER

We Have An Ageing Infrastructure

- **Communal Property – Projected Expenses***

- **Replace Cheek Sparger fence in 10 years: 1,072 linear feet** **\$41,800**
- **Replace Cummings fence in 3 years: 1404 linear feet** **\$54,800**
23 years old; assuming concrete footings & metal supports are OK
- **Replace sprinklers w/drip system; 4 beds + grass – Cummings only** **\$ 9,800**
40 years old; drip system is mandatory
- **Budget for 8 new beds along Cheek Sparger after widening** **????**
Stonework, irrigation, plantings, maintenance
- **Fencing maintenance: every three years x 2** **\$ 5,600**
- **Stonework maintenance: yearly** **\$ 1,773**
40+ years old
- **Ironwork maintenance: every three years** **\$ 1,000**

*** HOA Reserve Fund (25% of yearly dues) set up to cover these expenses.**

FINANCIAL HEALTH

Treasurer -
Brenda Roche

- BANK ACCOUNTS

Checking as of 11/08/2023: \$15,137.95

Reserve Fund as of 11/08/2023: \$22,315.19

LEDGER RECONCILED W/BANK AS OF 10/31/2023

- 2023 ASSOCIATION FEES (DUES) CAMPAIGN

\$3,214 SHORTFALL OF OUR BUDGETED INCOME

42 MEMBERS SHORT OF PROJECTED GOAL OF 70%

- UPCOMING FINANCIAL REVIEW IN JANUARY

NEED VOLUNTEERS FOR THE AUDIT COMMITTEE

Budget vs Actual

as of
11/8/2023

CATEGORY	2023 BUDGET	2023 ACTUAL THRU NOV 8, 2023	% 2023 ACTUAL INCOME
INCOME	70% Participation		
Donations	600	800	
Dues	14,000	9,900	
Refunds		(89)	
Reserve Fund	(3,500)	(2,475)	
Refunds/Allowances			
Event Income			
TOTAL INCOME	11,100	8,136	100
EXPENSES:			
Bank Charges	400	244	3
Beautification Committee	600	416	5
Events Committee	400		
HOA Property Maintenance	2,000		
Mowing	3,800	2,315	29
Legal & Professional	1,300		
Liability Insurance	2,000		
Administrative	1,000	584	7
Meeting Facilities	100		
Signage	200		
Neighbor Relations	50		
Website	650	648	8
Utilities	100		
TOTAL EXPENSE	12,600	4,207	52
Net Operating Inc.	(1,500)	3,929	48

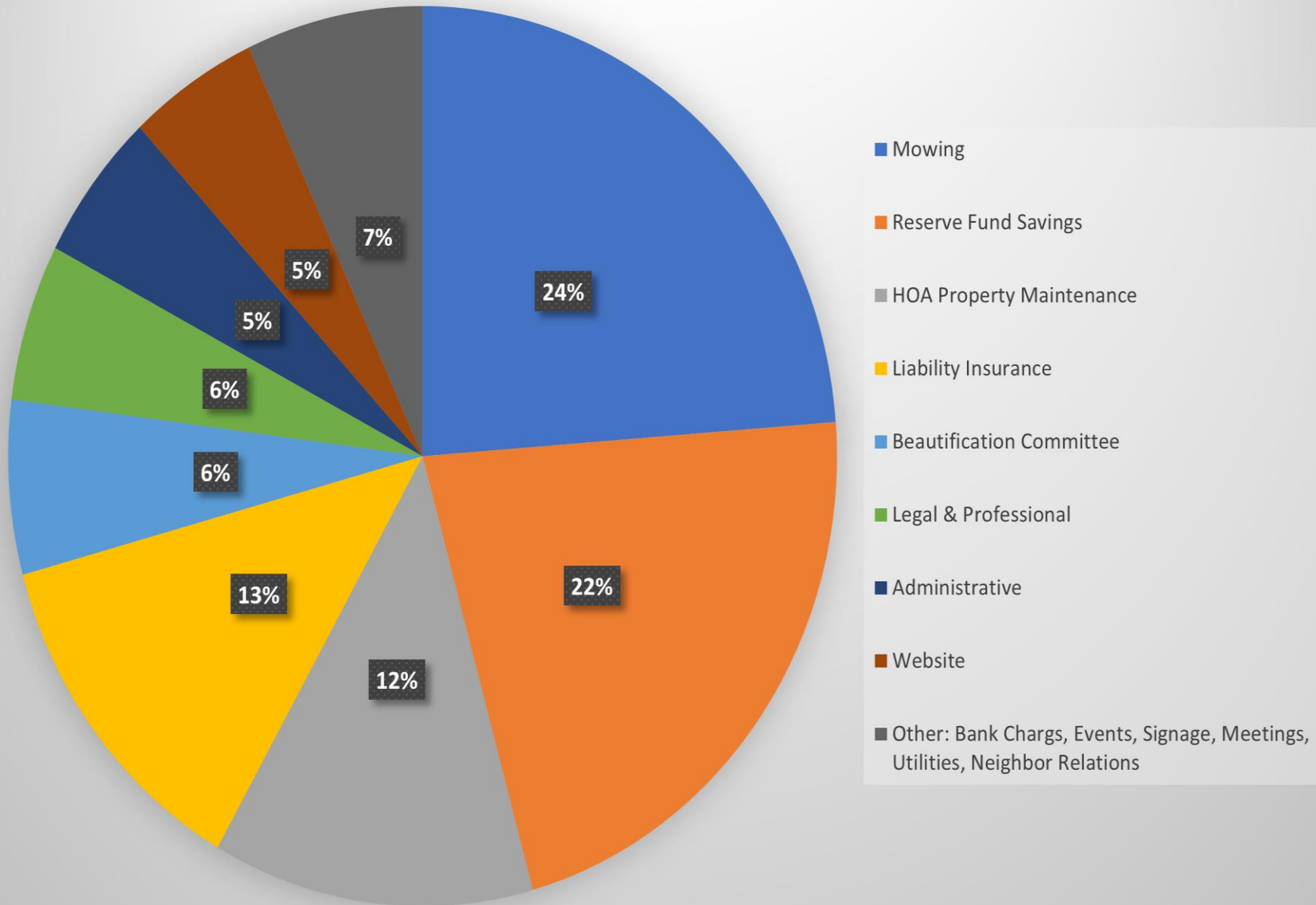
PROPOSED 2024 BUDGET

BASED ON
70% DUES
PARTICIPATION

WILL BE SENT
VIA EMAIL
WITH BALLOT
FOR
VOTING

Category	2023 Budget	2024 Budget	Comments
INCOME	70% -- 140 Members	70% -- 140 Members	2023 actual is 49%
Donations	600	600	
Dues	14,000	14,000	
Reserve Fund	(3,500)	(3,500)	
Refunds/Allowances			
Event Income			
TOTAL INCOME	11,100	11,100	
EXPENSES:			
Bank Charges/ Payment Processing Fees	400	400	Mostly credit card fees from dues collection
Beautification Committee	600	1000	Need to replace seasonal décor
Events Committee	400	400	
HOA Property Maintenance	2,000	2,000	Sprinkler repair, minor stone/fence repair
Mowing	3,800	3,800	
Legal & Professional	1,300	900	Includes CAI (\$140, moved from admin)
Liability Insurance	2,000	2,000	
Administrative	1,000	860	Office supplies, postage, printing, QuickBooks, New checks
Meeting Facilities	100	50	
Signage	200	100	
Neighbor Relations	50	50	
Taxes & Licenses			
Website	650	810	Required by law, cost increase in Jan 2024
Utilities	100	100	
TOTAL EXPENSE	12,600	12,470	
Net Operating Inc.	(1,500)	(1,370)	

Where do your HOA Fees and Donations go?



\$25 OF \$100/DUES IS SET ASIDE IN RESERVE FUND FOR PROPERTY MAINTENANCE

IT TAKES 51 HOMEOWNERS TO COVER THE YEARLY MOWING BUDGET

IT TAKES 14 HOMEOWNERS TO KEEP OUR ENTRANCES LOOKING BEAUTIFUL

A NEW WAY TO PAY!

- **SEND IN YOUR ASSOCIATION FEES (DUES) & DONATIONS VIA ZELLE!**

Direct your payment to BEHAPayments@gmail.com

Saves us money - we do not get charged for these transactions!

We bank with Chase and they do not accept Venmo

Be sure to add your name and address in the memo line

- **WE STILL ACCEPT:**

Credit cards online at www.bedfordstates.org

Checks payable to BEHA

Cash in person to the Treasurer

Brenda Roche brendalroche@gmail.com

817-291-3669 3824 Ashbury Lane

We need your support financially

- Our dues receipts this year are inadequate to fund our annual budget which is based on a 70% homeowner participation.
- Please consider paying the \$100/year that helps maintain our beautiful fences, stonework and flower beds which, in turn, keeps our property values up.
- 25% of dues goes into a Reserve Fund for future expenses.
- Dues also pay for our website which Texas law requires us to maintain. We post all meeting minutes, finances, legal documents and internal processes such as those required when planning a new roof and the like.
- Real Estate agents and title companies also use these documents when advising sellers and buyers.

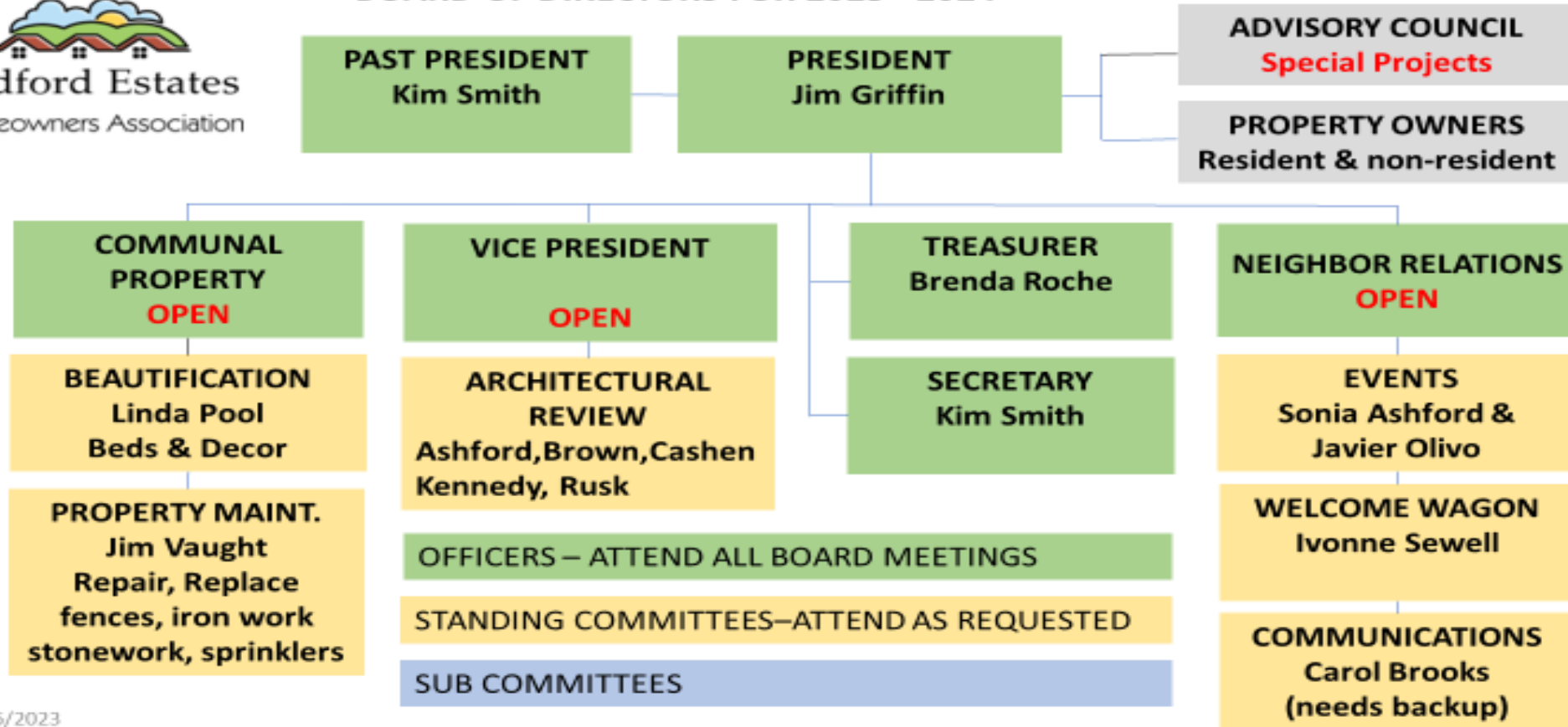
We need your support as a volunteer

- Three critical Board positions are open.
 - Communal Property
 - Vice President
 - Neighbor Relations
- The individuals who previously held those and other positions have done so for up to six years.
- The Board only meets quarterly; all other business is conducted electronically.
- The duties of each position can be found under “Board” on our website.

Open Board Positions – Jim



BOARD OF DIRECTORS FOR 2023 - 2024



11/6/2023

DUTIES CAN BE FOUND ON THE HOA WEBSITE UNDER THE TAB LABELED "BOARD". CLICK ON THE .PDF

Neighborhood Concerns

Short term rentals – Texas Court of Appeals*

- **** Our CCRs (restriction agreement) states “All lots in the subdivision shall be single family residential lots and shall be used for residential purposes only.”**
- **** Our restriction agreement “can be modified in whole or in part at any time...”**
- **Ruling in case presented on 8/30/2022 allows restriction agreement to be changed and enforced**
- **CAI (Community Associations Institute) recommends that the Board create a legal Resolution instead of modifying the CCRs and file it with the County as other HOAs in Texas have done.**

***Information derived from Silberman Law Firm PLLC dated 9/6/2022. Article posted to website under POLICY DOCS.**

**** CCRs posted to website under POLICY DOCS**

Our legal obligations

- Please be aware that although membership in our HOA is voluntary, the Bedford Estates CCRs (Covenants, Conditions and Restrictions) “run with the land” and are mandatory for all property owners and the HOA is legally charged with enforcement.
- When issues or concerns arise, we seek advise from the CAI (Community Associations Institute) as they keep apprised of Texas HOA laws and recommend appropriate actions.
- You can find our Articles of Incorporation, Bylaws and CCRs on our website along with other legal Resolutions that the Board has adopted and filed with Tarrant County. www.bedfordestates.org

Questions or Comments

- Unfortunately, we will not be offering a Holiday event within the neighborhood this year due to budget constraints.
- A suggestion has been made for a get together in mid-January at a local restaurant with a live band. Purchase of food and beverages would be at the attendee's expense so stay tuned.
- The emailed ballot will provide an opportunity for you to suggest other types of neighborhood events for 2024.

**THANK YOU FOR VOTING
AND FOR YOUR SUPPORT.**