Bedford Estates
Homeowners Association

Board of Directors Meeting Minutes

Date: July 11, 2021
Call to Order at: 7:16 pm
Attendance:

Board Member	Office	Present
Kim Smith	President	present
Carol Brooks	Vice President	present
Brenda Roche	Treasurer	present
Catherine Ross	Secretary	present
Ivonne Sewell	Neighbor Relations	present

Quorum of Board Members Established: Yes

Committee Chairs	Committee	Present
Linda Pool	Beautification	present
open	Events	

Consent Agenda:

A. Adopt Agenda
B. Approve Minutes
C. Motion to adopt the consent agenda

Motion was made by Carol Brooks to adopt the consent agenda. It was seconded by Brenda Roche and passed unanimously.

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

President's Report:

- Kim Smith informed the Board that there is an opening for the Events Chairperson. Recommendations are welcome.
- Kim also announced that she will be stepping down as President of the Board at the end of 2021.
- Neighborhood Updates: Property that has been placed on the market has sold quickly.
- Community Affairs: The mayor of Bedford is conducting meetings at the library once a month to update citizens on city affairs. The Board agreed that it would be good to have a representative from Bedford Estates at those meetings. Discussion ensued that it could be someone from the Advisory Council, but no specific recommendation was made. Tabled to October meeting.

Bedford Estates

Homeowners Association

Board of Directors Meeting Minutes

Vice President's Report:

- Architectural Review-A review of the roofing and fencing materials list has been completed, updated, and posted to the website under POLICY DOCS.
- A homeowner request form was received from 1800 Wimbleton Dr. concerning a roof replacement. It was reviewed and approved unanimously by the Architectural Review Committee.
- Carol reminded the board to review the CCR updates and make any suggestions.
- Fence repairs along Cheeksparger will be addressed in the fall. There are sufficient monies allocated in the 2021 budget for this project and Doug Rhea will convene volunteers.

Treasurers Report:
Brenda Roche reported that the checking account balance is $22023.35; the Fence Reserve Fund balance is $21520.17; for a total of $43543.52. Brenda will move soon the $25 per paying household portion of 2021 dues to the Fence Reserve Fund. 129 total homes have paid dues for 2021. Brenda presented a quarterly Profit & Loss Statement, as well as a 2nd Quarter line-item budget update. (See attached). In addition, Brenda and Linda Pool will meet with the City of Bedford Water Department to clarify water usage & billing for the 2 water meters at Ashbury & Highbury Court.

Neighbor Relations:
Ivonne Sewell held a Zone Ambassador meeting to review & inform ambassadors of their role as a neighborhood liaison for BEHA. She will be directly contacting the delegates unable to attend the meeting.
New Homeowner Visits were made to 1712 Ashbury Ct., 1701 Ashbury Ct., 3709 Ashbury, 3813 Welwyn Way, 1817 Hampton, 3916 Buckner and 3820 Ashbury. The New Homeowner Packet was updated to be current for 2021.

Secretary's Report:
Bank Signatures at Chase have been updated to include Catherine Ross.

Committee Reports:

Beautification – Linda Pool
There is an open position for Entrance Decorating for Holidays & HOA sponsored events.
Linda will communicate with rest of committee regarding timing of Fall flower bed planting in late October. After discussion, the board agreed to suspending the Yard of the Month award for the balance of 2021.

Bedford Estates

Homeowners Association

Board of Directors Meeting Minutes

Communication – Carol Brooks
Carol raised the question regarding the value of neighborhood survey regarding the HOA, CCR's, Events, etc. The board discussed & agreed that surveys are valuable in learning the Perspective and needs of homeowners. A second discussion ensued regarding the obligation To keep non-email homeowners informed of any HOA business. Kim Smith informed the board that Texas State Law requires a HOA to keep all homeowners informed regardless of dues status or technological availability. A question was raised regarding the value of joining forces with other HOA's in Bedford. Kim informed the board that she has tried on numerous occasions to contact Directors of neighboring HOA's with no success. The board decided with transparency and new cooperation at City Hall & the Mayor's office to not pursue this issue further.

Events –

- Charla Masarik has resigned as Chair of the HOA Sponsored Events position. Several replacement names were mentioned including Lydia Gagliardi who Carol will approach.
- Possibilities of a fall event, National Night Out (October), and a Neighborhood Happy Hour were discussed but nothing was finalized until a new Chair is in place.

New Business:
The 2021 Annual Meeting was scheduled for Sunday, November 14 at 5:00. Location to be determined. The board discussed the needs of a nominating committee for open positions in 2022 but was tabled to be discussed at the October board meeting.

Old Business/Updates/Announcements:

There was no old business.

Next Meeting Date: October 11, 2021

Adjourned: 9:28 pm

Submitted by: Catherine Ross, BEHA Secretary