

Bradford Place Homeowners Association
Annual Meeting - January 13, 2010

Meeting Minutes

The meeting was called to order by Steve McComas, president, at 7:10p.m. in the cafeteria of Leawood Elementary School. A sign-in sheet was available for members to enter their names and addresses showing attendance. According to the association by-laws it is necessary to have 12 families represented at the meeting for a quorum. Since only 11 families were represented it was not possible to vote on any association business. The sign-in sheet is attached to these minutes.

Elena Beckman, treasurer was not able to attend the meeting so Steve McComas reported that the association's operating budget is in good shape and there are ample cash reserves in the treasury to cover operating expenses in 2010. The association board of directors is recommending that cash reserves be built up in order to cover the maintenance and/or replacement of an aging sprinkler system and numerous trees and shrubs in the common areas. When it is determined that the cash reserves are sufficient to cover any unforeseen expenditures and necessary capital improvements, the board will consider a reduction in annual dues.

There is 1 homeowner who has not paid his association dues in 2009 or 2010. His trash removal has been discontinued and a lien will be placed on his property.

The trash removal contract with Deffenbaugh expires in August of this year. The board will be checking into competitive pricing from other companies serving neighboring communities before renewing the contract with Deffenbaugh. The use of 2-60 gallon or 1-90 gallon trash container will also be looked into. Those members in attendance favored the larger containers.

Steve Kaster reported on the Landscaping and grounds maintenance. The Bradford Place HOA contracted the services of Big Green Company in 2009. The owner was hindered by an inadequate number of workers and was not able to do a thorough job with maintaining the planted areas. In the coming year he will be responsible for planting annuals, weeding, trimming and mulching these areas. He will also be watering non irrigated areas. Those in attendance agreed that tulips should be planted for spring and that the summer begonias should replace the tulips. (it should be noted that the 'old' tulip bulbs are being donated to Leawood Elementary School to be resold as a fundraiser).

The idea of installing holiday lighting at the main entrances was discussed. The board will get pricing from some recommended service companies.

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The group was in favor of holding another area garage sale in the spring with the date to be coordinated with Leawood South and/or Verona Gardens. It was also suggested that the annual meeting be held before the spring picnic in hopes of having better attendance.

The idea of using email to communicate with the homeowners was endorsed by the group along with the Bradford Place newsletter which will continue to be sent.

The meeting was adjourned at 7:50pm.

Respectfully submitted by:

Peggy Reardon
Secretary