

BRADFORD HILLS HOMEOWNERS ASSOCIATION

1114 17th Ave. South, Suite 101

Nashville, Tennessee 37212

E-mail: bradfordhills@timmonsprop.com

2023 ANNUAL MEETING NOTICE / SPECIAL MEETING NOTICE DUES INCREASE NOTICE

October 2nd, 2023

Dear Homeowner / Neighbor,

On behalf of the Bradford Hills Board of Directors and myself, we would like to invite you to attend

Bradford Hills HOA Annual / Special Meeting.

Date: Tuesday October 24th, 2023

Time: 6:30PM (Please arrive 15 minutes early to sign in)

Location: Tusculum Church of Christ

6117 Nolensville Pike, Nashville, TN37211

The purpose of this meeting is to discuss the affairs of and conduct business of Bradford Hills HOA. Special meeting for presenting Amendments to the By-Laws to be voted on. To conduct business, a quorum of fifty-five (55) members of the association must be represented at the meeting, either in person or by proxy, proxy form provided in mailing.

Two (2) Board of Directors positions are up for election. If you are interested please email (provided above) for an application. Nominations will be considered by this form or at the meeting.

****This is the official notice that the HOA Fees will increase \$6.00 annually, effective January 1st, 2024.****

Please see the enclosed agenda for additional business that will be discussed at the meeting.

All financial information will be discussed at the meeting and is available on-line in your new Vantaca portal. If you do not have access for any reason please contact bradfordhills@timmonsprop.com so we may help you access your account, documents and correspondence.

If this meeting is canceled for any reason, it will be held at the Tusculum Church of Christ on October 26th, 2023 at 6:30pm.

Please follow the QR code for up-to-date information and slides pertaining to the meeting.

Sincerely,

Lindsey Blausen

On Behalf of the Bradford Hills Board of Directors



BRADFORD HILLS
HOMEOWNER'S ASSOCIATION
ANNUAL MEETING
OCTOBER 24TH, 2023
AGENDA

- Call the meeting to Order by President, James Summar
- Establish Quorum
- Board Introductions
- Old Business
 - Special Meeting Minutes
 - Financial Reports Review
 - 2023 YTD Actual Vs. Budget
 - Expenditure Review for 2023
 - Cash Balance Review
 - Nolensville Road Project
- New Business
 - Election of 2 Board Members; 3 year term
 - 2024 Budget
 - Notice to Increase Dues
 - 2024 Board of Director's Vision for Bradford Hills

- Open Forum
- Adjournment

BRADFORD HILLS HOMEOWNERS' ASSOCIATION
ANNUAL HOMEOWNERS MEETING
OCTOBER 24TH, 2023
PROXY

I/ We, _____ being the owner(s) of the home located at
_____ in the Bradford Hills
Homeowners' Association do hereby authorize and appoint:

(Name of Proxy)

OR

John Pyle

(Address of Proxy)

Secretary

to be my/our proxy, to represent me/us on the issues to be discussed at the Annual Homeowners' Meeting of Bradford Hills Homeowners' Association to be held on October 24th, 2023 in person, at the Tusculum Church of Christ located at 6117 Nolensville Pike, Nashville, TN37211, and vote on my/our behalf on the issues submitted to vote at this meeting or, in the event a quorum shall fail, to attend at such time and place as the adjourned meeting shall be resumed. This proxy shall remain in full force and effect until such time as it shall be revoked by me/us in writing.

Date

Signature of OWNER

Date

Signature of PROXY