

Subject: Your Resignations from The Board of Directors of the Owner's Association of Bradford Park, Inc.

From: "Keith A. Lindsey"

Date: 3/19/21, 12:07 AM

To: troy Evanovich

Keith Schmidt

CC: Sabrina Washburn <sabrinawashburn@connectmanage.com>, "Keith A. Lindsey"

Mr. Troy Evanovich & Mr. Keith Schmidt:

Gentlemen,

When I ran for the Board of Directors of the Owner's Association of Bradford Park I did so with the intent to fix what's broken. However, I was not prepared for the level of brokenness that I have found!

First, at the same time that I ran for the Board, I requested a number of documents from the Association, in this case Connect Community Management, that I am entitled to under Texas Law and in accordance with our Documents. What I have found has been shocking!

The most egregious of which is the revelation that there was ONLY ONE Board meeting last year (2020), and that Board Meeting in December was ONLY for the purpose of raising our annual dues. Why, in the midst of a global pandemic and an economic recession, would you vote to increase the annual dues?? The only conclusion that I, and many others that I've talked to about this, is that Mr. Evanovich and Mr. Fielding have been using this Association as their personal piggy bank and Mr. Schmidt either doesn't care or isn't knowledgeable enough to know better! If any of you actually read our By Laws, you would know that ARTICLE IV, MEETINGS OF DIRECTORS of the By Laws of the Owner's Association of Bradford Park states that Board Meetings are to be held QUARTERLY AT THE MINIMUM! As Directors of this Association, IT'S YOUR JOB to know what these documents say because you have a fiduciary duty to and your authority comes primarily from them and the State Legislature! Both of you are three times in violation of that particular By Law!

According to our documents, specifically, Article III, MEETINGS, Section 1 of the By Laws of the Owners Association of Bradford Park, Inc., our Annual Meetings are to be held in the same month as the first one and at the hour of 7:00pm. The first Annual Meeting was held in the month of January in 1997. Annual Meetings were held in February in the years 2017, 2018 and 2021. Since Mr. Schmidt was elected in 2019, Mr. Evanovich & Mr. Fielding are three times in violation of this By Law and Mr. Schmidt is one time in violation of this By Law.

While the State of Texas allows a Director to also act as a contractor for the

Association, it's does not require it. As I stated at the Virtual Annual Meeting in February 2021, "Just because you can, doesn't mean you should!" However, Article IV, BOARD OF DIRECTORS, Section 5 of the By Laws of the Owner's Association of Bradford Park, Inc specifically states: "No director shall receive compensation for any service he may render to the Association." So, while Mr. Evanovich and Mr. Fielding were acting in accordance with the letter of the law, they were violating this By Law. Further, those I have spoken with while canvassing when I was running for the Board, almost to a person, believe that this is a conflict of interest and want this practice stopped. I have vowed that I will see it end during my term as a Director!

Articles V, NOMINATION AND ELECTION OF DIRECTORS, Section 1, Nomination and ARTICLE IX, COMMITTEES of the By Laws of the Owners Association of Bradford Park, Inc. REQUIRE two committees to be formed by the Board of Directors: An Architectural Control Committee and a Nominating Committee. For the Nominating Committee, a Director is to be the Chairman of that committee. Neither committee have existed under your (lack of) leadership! As such, both of you and Mr. Fielding are in violation of these two By Laws.

There are other problems, too. I've talked to Sabrina Washburn about the contracts for the Association. I specifically asked for, as I promised at the Virtual Annual Meeting in Feb of this year, the CCM and landscaping contracts. The CCM contract has a auto renewal clause. I don't like that, but it's there. However, the landscaping contract is with a company called "Wings Landscaping, LLC", but, we are paying "LandSys, Inc." Supposedly, they are the same company, however, Sabrina cannot find anything that should have been given to the Board stating that the name of the landscaper has changed. So, I can only surmise that we have a contract with a non-existent company. Further, the monies that the Association has been paying LandSys, Inc are WAY too high especially for a company that doesn't have a valid contract with the Association!

There has not been a newsletter in years. No information has been coming from the Association. As such, the members are upset and rightfully so! We work for THEM, not the other way around!

While there has been a budget for community activities, there hasn't been any in years, 2020 not withstanding because of Covid-19. When I was on the Board from 2001 - 2009, we had National Night Out EVERY year, even if we had to do the bulk of the setting up, orchestrating and take down by ourselves! We never missed one! What's your excuse?

There also has been little or no communication or way to contact and interact with The Board. I have heard from members who have fallen behind in their dues that once that happens, it's nearly impossible to right the situation. I can see why. The current Board has shown little to no regard for the members of this Association! They simply want you to pay them.

Which brings me to another huge problem: there seems to be no inspections

going on through the neighborhood. Gentlemen, that's one of our primary duties to insure that the deed restrictions are being followed and to enforce them. If regular inspections aren't going on, then what are the members paying for?? I've been on the job for a month and I've already asked Sabrina to send a letter to a homeowner and their renter(s) for violations of our deed restrictions, complete with photos.

We're already past the ninety-day threshold for having a Board Meeting. Indeed, Sabrina has sent both of you two requests and I have sent you one. They've been summarily ignored. It's this gross negligence and apathy as well as blatant contempt for the members of this Association and it's By Laws that forces me to formally demand that both of you tender your written resignations from the Board of Directors of the Owner's Association of Bradford Park effective immediately!

I will give you until 5:00pm, Monday, March 22, 2021 to do so or I will ask my team that helped elect me to submit to Sabrina petitions to demand a Special Election to remove both of you for cause. In case you're wondering what authority allows this to happen, allow me to enlighten you:

ARTICLE III, MEETINGS, Section 2, of the By Laws of the Owner's Association of Bradford Park, Inc. states:

"Except as otherwise provided by Article 19 (sic) of the Declaration, special meetings of the Members may be called at any time by the President of the Board of Directors, or upon the written request of the Members who are entitled to vote one-eighth (1/8) of all the votes of the membership". In case you're wondering, there are 278 homes in Bradford Park. 1/8 of them would be 35.

Additionally, Article 18, page 20, paragraph one of the Declaration of Protective Covenants of the Owners Association of Bradford Park, Inc states:

"Any director elected by the members of the corporation may be removed from the Board, with or without cause, by a majority vote of those members of the corporation who were entitled to vote for the election of such director, and in the event of such removal of a director, a successor shall be elected to serve for the unexpired term of such removed director by a special election to be held by those members of the corporation who were entitled to vote for the election of the director so removed."

Lastly, I wish to impart to both of you that the election that I won in February, 2021, was won by a 70 vote margin. The vote total was 73 - 3. I will also let you both know that several votes for me came in too late to be counted and that support for me and my team has only increased since that time. Here's the funny thing about that: it's not that they love me so much, it's that they dislike both of you that much! Almost to a person I've heard story after story that they want those serving on the Board gone!

It is my fervent belief that if you do not resign with honor, you will be removed in disgrace. Take the high road. Resign with honor. For the good of the Association

Your Resignations from The Board of Directors of...

and the members thereof.

I await your written resignations.

Sincerely,

Keith A. Lindsey, MBA

Director

Owners Association of Bradford Park, Inc.