

**Owners Association of Bradford Park, Inc.
Board Meeting Notice and Agenda**

**June 2, 2021
6:30 PM**

Type of Meeting: Board of Directors Meeting via Zoom

Join Zoom Meeting

<https://zoom.us/j/91605279592?pwd=TUdaRE9nSnU4cTIEZkljRXVNL1Nsdz09>

Meeting ID: 916 0527 9592

Passcode: 131137

Dial by your location

+1 346 248 7799 US (Houston)

Invitees: Board of Directors and Residents

- I. Confirm quorum and call to order
- II. Review and Approve Minutes
- III. Financial Review
- IV. New Business
 - a. Appointment of Officers
 - b. Review of items from the Annual Meeting to include homeowner concerns
 - c. Discussion on deeding over common property to City of Round Rock
 - d. Set Board of Director Meeting Calendar
 - e. Set Events Calendar
- V. Executive Session (Owners in attendance must exit the meeting)
 - a. Review the Delinquency Report
 - b. Review the Deed Restriction Report
- VI. Adjourn

Owners Association of Bradford Park
Minutes of the Board Meeting for:
June 2, 2021

Quorum and call to order happened at approximately 6:32pm. All three Directors, Troy Evanovich, Keith Schmidt and Keith Lindsey were present and Troy Fielding, as Property Manager presided over the meeting. Some homeowners in attendance thought that the quorum meant that their attendance counted toward quorum. Troy Fielding told all of those present that quorum at a Board Meeting pertained only to Board members, not homeowners attending the meeting.

The February 17, 2021 Virtual Annual Meeting Minutes were then reviewed. Keith Lindsey wrote a five-page very detailed minutes that he submitted for approval. Troy Fielding asked that certain parts of the minutes be changed as he didn't remember saying those things at the Virtual Annual Meeting. Keith Lindsey said he would change them. Troy Fielding then asked how he wrote such detailed minutes. Keith Lindsey stated that he recorded the Virtual Annual Meeting on his cell phone and used that recording to create the minutes. Troy Evanovich then accused Keith Lindsey of violating federal wiretapping laws to which Keith Lindsey responded that Texas is a one-party consent state, that the Virtual Annual Meeting was a public meeting and that the recording has not been published only used to create the Virtual Annual Meeting minutes. Troy Fielding asked for a motion to approve the minutes Keith Lindsey submitted. Keith Lindsey made a motion to approve. The motion was not seconded and therefore died. One of the other Directors made a motion to approve the half-page Virtual Annual Meeting minutes that Troy Fielding had created. The other Director seconded the motion and the motion passed 2 to 1, with Troy Evanovich and Keith Schmidt voting for Virtual Annual Meeting minutes that Troy Fielding created to be approved and Keith Lindsey voting against.

Troy Fielding then gave a financial review.

Next on the agenda was the Appointment of Officers. Keith Lindsey made a motion for himself to be President, Troy Evanovich to be Vice President and Keith Schmidt to be Secretary. No one seconded the motion and the motion died. Several homeowners tried to speak during this part of the meeting and Troy Fielding summarily shut them down telling them that they were permitted to listen but not to speak at this Board meeting. Many homeowners became angry at being told this.

Keith Schmidt made a motion that Troy Evanovich be President, himself be Vice President and Keith Lindsey be Secretary. Troy Evanovich seconded that motion. The vote was 2 to 1, with Keith Schmidt and Troy Evanovich voting for that motion and Keith Lindsey voting against it. As such, Troy Evanovich was made President, Keith Schmidt was made Vice President and Keith Lindsey was made Secretary.

Next, there was a review of items from the Virtual Annual Meeting including homeowner concerns. Keith Lindsey then asked questions that homeowners asked at the Virtual Annual Meeting. The first question he asked was "Does Troy Evanovich as landscaper subcontract the landscaping work for less money and pocket the monetary difference?" President Evanovich did not answer the question.

The next question that Keith Lindsey asked was "Has Troy Evanovich as landscaper improperly disposed of landscaping debris on a homeowner's property or the ditch along High Cotton Way?" Again, Troy Fielding jumped in, started praising Troy Evanovich on how wonderful his landscaping work is and how people on High Cotton Way love how the area looks. He also pointed out a picture that showed a mowed pathway from High Cotton Way to High Country Blvd. that is used by children

coming and going to school. Troy Fielding asked what kind of debris Keith Lindsey was referring. Keith Lindsey responded that homeowners in the area had told him it was tree branches. Troy Evanovich responded that the question was not worthy of being answered. Keith Lindsey then said that he was only asking the questions that the people at the Virtual Annual Meeting had asked but were never answered. Troy Fielding then accused Keith Lindsey of having some kind of vendetta against Troy Evanovich and that Keith Lindsey was willfully conflating the “two hats” that Troy Evanovich wears as Board member and as HOA Landscaper. Keith Lindsey told Troy Fielding that Troy Fielding was putting words in Keith Lindsey’s mouth and to stop it. Troy Fielding did not. Keith Lindsey stated the same again and Keith Lindsey and Troy Fielding ended up talking over each other.

Keith Lindsey then asked “Has Troy Evanovich billed the Association for areas that are already covered by The City of Round Rock?” Troy Fielding responded that Troy Evanovich’s rates are competitive and Troy Evanovich’s work is wonderful and that the people of Bradford Park should be grateful that we have someone like Troy Evanovich who cares so much about this community to keep it looking neat and tidy. Keith Lindsey stated that over \$19,200 plus spent last year for landscaping is highway robbery. Troy Fielding stated that yes, Troy Evanovich does mow and maintain areas that are already maintained by the City of Round Rock. Troy Fielding stated that if we want a neat and tidy appearance for our neighborhood we need to pay people like Troy Evanovich to ensure that happens as The City of Round Rock mows on their schedule, not ours.

Next on the agenda was setting the Board of Director’s Meeting Calendar. Both Troy Evanovich and Keith Schmidt stated that they did not know when they would be available in the future for Board meetings. Keith Lindsey stated that according to our By Laws Board meetings must be quarterly. Troy Evanovich and Keith Schmidt stated that they wanted Keith Lindsey to come up with a list of dates for future Board meetings and that they would let me know when they were available or not. Either Troy Evanovich or Keith Schmidt made a motion that Keith Lindsey would come up with the dates for future Board meetings. The other seconded the motion and the vote was unanimous that Keith Lindsey would come up with the dates for future Board meetings for the rest of 2021. Troy Fielding stated that this was the first time that all three Directors were in agreement.

Next on the agenda was the Events Calendar. Keith Lindsey stated that the neighborhood is crying out for some social activities. Troy Evanovich stated that there needs to be a Social Chairperson to take charge of these things, develop plans and submit them to the Board for approval. He further stated that in the past, only about 30 – 40 people showed up for such events and that there is always a lot of food left over. Troy Fielding stated that either you don’t have enough food or you have too much food left over and in either case it looks like you’ve planned poorly. Keith Lindsey then made a motion that the Board have 3NO (National Neighborhood Night Out) on either October 12 or October 19, 2021. No one seconded the motion so it died. Troy Fielding stated that social activity money only stays in the budget if it’s not spent. It doesn’t get added to unless the Board specifically votes to increase it and that as of this Board meeting, there was about \$1,500 in the budget for social activities.

At this point in the meeting Troy Evanovich stated that there was a meeting between the then three Directors in January, 2021 which at that time included him as Board President, and they voted at this unannounced Board meeting that they approved paying Troy Evanovich for the rest of 2021 as landscaper for the HOA. Keith Lindsey immediately protested saying that it wasn’t legal and that there isn’t a valid contract. Troy Fielding stated that he consulted with an attorney that it was perfectly legal. (NOTE: there are still lingering questions that have not been resolved as to the legality of this proclamation. First, did this meeting in January actually take place and is there any proof of this meeting? Second, was this “unanimous consent” an invocation of Texas Property Code 209.0051(h)

and in doing so was Texas Property Code Section 290.0052 violated? The Board should look into this with legal counsel to determine if Texas Law was violated and what remedies if any are available to prevent it from happening again.) Troy Fielding then asked all homeowners who were not Board members to leave the Zoom meeting call as the Board was going into executive session.

In executive session, a vote was taken to take the top four (4) owing (delinquent) accounts on a rolling basis and send them to the attorney for demand letters. The vote was 2 – 1 with Troy Evanovich and Keith Schmidt voting for this and Keith Lindsey voting against it. Keith Lindsey made the comment that he could not vote for this while the Board has not had quarterly Board meetings since 2017.

There was also a discussion about ACC (Architectural Control Committee) and how anything that a homeowner wanted to do to the outside of their home had to go through that committee regardless of how small an item was.

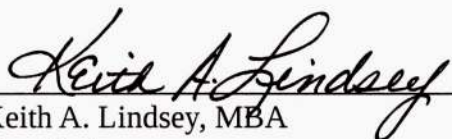
Just before executive session ended, Keith Lindsey asked where was Sabrina Washburn and why she wasn't at this Board meeting. Troy Fielding stated that it was an internal matter and that he reviewed her workload and determined that she would no longer be the property manager for Bradford Park. Instead he, Troy Fielding, would from now on be the property manager for Bradford Park.

Keith Lindsey asked for the recording of the Board meeting. Troy Fielding, who had been recording it until executive session stated that he didn't have a lot of luck in getting those recordings to work.

The Board then voted to end the Board meeting.

Owners Association of Bradford Park Inc.
Approval of June 2, 2021 Board Meeting Minutes

We, the undersigned, hereby certify that these June 2, 2021 board meeting minutes were approved by a unanimous vote of the Board of Directors at the October 28, 2021 board meeting.



Keith A. Lindsey, MBA
President,
Owners Association of Bradford Park, Inc



Molly Salzwedel
Vice President,
Owners Association of Bradford Park, Inc.



Vincent Falcon
Secretary,
Owners Association of Bradford Park, Inc.