

Owners Association of Bradford Park
September 29, 2021 @ 6:30pm
Board Meeting
Agenda

Announce results of September 15, 2021 Special Meeting

Appointment of Board Members

Approval of June 2, 2021 Board Meeting Minutes

Approval of September 15, 2021 Special Meeting Minutes

Landscaping Contract

ACC Committee

Inquire about past & current HOA Audits

Request the last four (4) years of HOA invoices

Formally request Sabrina Washburn be Bradford Park's Property Manager

Owners Association of Bradford Park, Inc.
Minutes of the Board Meeting for
Wednesday September 29, 2021

Meeting called to order by Director Keith Lindsey at 6:31pm

Keith Lindsey required a little tutoring about the Zoom app. Keith Lindsey also stated he was not using his usual computer setup because of home improvement at his home. Because of this he was unable to share his screen with those attending the meeting. He did reference bphoa.info where the agenda for the evening and the minutes for the June 2, 2021 Board Meeting and the September 15, 2021 Special Meeting were available for anyone to view and follow along.

The first item on the agenda was the results of the September 15, 2021 Special Meeting. Keith Lindsey stated that the purpose of the Special Meeting was to determine if Troy Evanovich and Keith Schmidt were to be removed from the Board of Directors for cause. Keith Lindsey stated that in order to remove Troy Evanovich 127 votes were needed and to remove Keith Schmidt 118 votes were needed. Keith Lindsey then announced that the results for Troy Evanovich were 132 votes for removal with 4 votes not counted because the threshold had been attained and for Keith Schmidt, 122 votes for removal with 4 votes not counted because again the threshold had been attained. Because of this, both Troy Evanovich and Keith Schmidt were removed for cause from the Board of Directors and Keith Lindsey at this time was the only Board member.

Keith Lindsey then stated that according to our By Laws, a new election to elect two Directors to the unexpired terms of the removed Directors was supposed to take place. However, the same rules that applied to removal also applied to the new election. Keith Lindsey then stated that Texas Property Code allowed Keith Lindsey to appoint a Director. So in accordance with Texas Property Code Section 209.00593(a), Keith Lindsey appointed Molly Salzwedel to fill the unexpired term of Troy Evanovich which ends in January 2023. Then Keith Lindsey made a motion to appoint Vincent Falcon in accordance with Texas Property Code Section 209.00593(a) to the unexpired term of Keith Schmidt which ends in January 2022. Molly Salzwedel seconded the motion and both Keith Lindsey and Molly Salzwedel voted to appoint Vincent Falcon to the Board of Directors.

Keith Lindsey then moved on to the next item on the agenda which was the approval of the June 2, 2021 Board Meeting Minutes. Keith Lindsey asked the other Board Members if they had any discussion. Vincent Falcon asked where he could follow along with the Agenda for the evening. Keith Lindsey reiterated that it was available on bphoa.info by clicking on the 2021 tab and then the BOD tab for Board of Directors and it was the last pdf which was named 2021-09-29 Board Meeting Agenda.pdf.

Troy Fielding inquired if we were on the approval of the June 2, 2021 Board Meeting Minutes. Keith Lindsey stated that we were. Troy Fielding then stated that he felt he was misrepresented a little bit and wanted to clarify two parts of the meeting minutes. The first was the third paragraph where it stated, "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." Troy Fielding stated that he was trying to enforce Roberts Rules of Order where someone makes a motion, it's seconded or not there's discussion and then it's voted on. Troy Fielding said he believed that it was taken out of context because during that Board meeting it was not appropriate for homeowners to try to vote during that time.

Keith Lindsey then asked Troy Evanovich if he had the audio from that meeting. Troy Fielding stated he did not. Keith Lindsey then stated that Troy Fielding did in fact say that the homeowners could not speak at the June 2, 2021 Board meeting and that was why Keith Lindsey put it in the June 2, 2021 Board Meeting Minutes. Troy Fielding said he didn't recall saying that but he was trying to convey that this was a motion and according to the Roberts Rules of Order the homeowners were not the ones to vote, but only Board members.

The second paragraph that Troy Fielding wanted to clarify was the last paragraph on the first page, the part that stated, "Does Troy Evanovich as landscaper subcontract the landscaping work for less money and pocket the monetary difference?" Troy Fielding immediately jumped in and stated that it was an irrelevant question and that Troy Evanovich did not have to answer that question." Troy Fielding stated that he doesn't ever remember saying that at the June 2, 2021 Board Meeting. Keith Lindsey then asked Molly Salzwedel if she remembered Troy Fielding saying that at the June 2, 2021 Board Meeting because she was at that meeting. Molly Salzwedel asked if she could read the minutes of the June 2, 2021 Board Meeting. Keith Lindsey told her she could. Troy Fielding stated that he wasn't supporting Troy Evanovich, he was saying that he could subcontract work but that he didn't know if Troy Evanovich did or did not subcontract work. Troy Fielding stated that he would not say that Troy Evanovich did not have to answer that question. Vincent Falcon then asked if Troy Evanovich ever answered that question. Keith Lindsey then stated that Troy Evanovich never answered the question. Troy Fielding stated that this particular issue has come up at two separate meetings, one at the June 2, 2021 Board Meeting and also at the February 17, 2021 Virtual Annual Meeting but he believed he never said that Troy Evanovich would not have to answer that question. Jamie Lodes then stated that at the February 17, 2021 Virtual Annual Meeting that since Troy Evanovich was at that meeting let's have him answer it, but Troy Evanovich stated at that meeting that he didn't have audio at that meeting. Troy Fielding again stated that he didn't say that at the June 2, 2021 Board Meeting but he would like Troy Evanovich to answer that question because it would be good for everyone to know. Molly Salzwedel then said that the passage in question should be amended to say Troy Evanovich did not answer the question. Keith Lindsey then said that he would make that change to the June 2, 2021 Board Meeting Minutes. Keith Lindsey then asked with those changes, if there was anymore discussion of the June 2, 2021 Board Meeting Minutes. Both Molly Salzwedel and Vincent Falcon stated that they did not have anymore discussion on the June 2, 2021 Board Meeting Minutes.

Keith Lindsey then made a motion to have the June 2, 2021 Board Meeting Minutes approved with those changes. Jamie Lodes then interrupted saying that someone in the chat stated that they were at the last meeting. Vincent Falcon stated that James Milner stated in the chat that he was at the June 2, 2021 Board Meeting and that they did say that. Molly Salzwedel then asked if anyone had a recording of the June 2, 2021 Board meeting. Vincent Falcon asked if it was recorded because he thought all these meetings were recorded. Keith Lindsey stated that it was recorded but Troy Fielding had some kind of problem with the recording. Troy Fielding stated that sometimes Zoom works and sometimes it doesn't. Troy Fielding said that recording isn't very reliable. Molly Salzwedel stated that she uses Zoom for meetings and has never had an issue recording a meeting. Troy Fielding asked her if she recorded it locally or to the cloud. She stated both. Troy Fielding said that with his version of Zoom, he has to choose either local or the cloud. Molly Salzwedel stated that she records to the cloud, but her boss records the same meeting locally so that they have it in both places. Troy Fielding stated that for this meeting he was recording it to the cloud as he tried to record it to his local computer for the June 2, 2021 Board Meeting. Molly Salzwedel stated that normally she can access it where her media files are located on her local computer. Jamie Lodes said that maybe the June 2, 2021 Board Meeting recording is still there on Troy Fielding's computer in his media files. Keith Lindsey then asked Troy Fielding to look in his media files to see if the June 2, 2021 Board Meeting recording is there that it would be

helpful. Keith Lindsey then again made a motion to approve the June 2, 2021 Board Meeting minutes with the changes noted. Molly Salzwedel made a motion to approve the June 2, 2021 Board Meeting minutes after it is verified that no recording exists of the June 2, 2021 Board Meeting. Keith Lindsey seconded Molly Salzwedel's motion. Vincent Falcon agreed with that. Keith Lindsey then asked for all in favor to say "aye". The vote was unanimous. Keith Lindsey then said that the approval of the June 2, 2021 Board Meeting Minutes would be tabled until the next Board meeting. Molly Salzwedel stated that there were two people in the chat log that stated that they remembered Troy Fielding saying the things that were in the June 2, 2021 Board Meeting Minutes.

Keith Lindsey then moved on to the next agenda item, the approval of the September 15, 2021 Special Meeting Minutes. Keith Lindsey stated that those minutes could be accessed on bphoa.info. Jamie Lodes said that he put a direct link in the chat for homeowners to click on in the chat. Keith Lindsey thanked Jamie Lodes for doing that. Keith Lindsey then asked for any discussion from the Board. Vincent Falcon asked for the official count. Keith Lindsey stated that the official count for Troy Evanovich was 132 with 4 not counted because the threshold had been reached and 122 for Keith Schmidt with 4 not counted because the threshold had been reached. Vincent said that the number was 132 but the last 4 were not verified. The last four for each former Director were not counted but they were not tossed, either. Keith Lindsey said that was correct. Troy Fielding stated that once the threshold was reached, there was little point to continue counting and that by not doing so saved the HOA some money. Vincent Falcon then asked Troy Fielding how much did the validation of those Special Meeting Ballots cost and how many hours were spent validating them? Troy Fielding stated he would bring it to the next Board meeting. Vincent Falcon then asked how the Special Meeting Ballots were validated and if any homeowners were contacted. Troy Fielding stated that the By Laws stated that only those who were eligible to vote could vote in this Special Meeting. As such, Troy Fielding went through Williamson County records and verified each homeowner and when they bought their home. Those who bought their home after one or both of the removed Directors were elected were ineligible to vote for one or both. Troy Fielding stated that he sent out pre-printed ballots to prove chain of custody for those ballots. If a pre-printed ballot came back, he knew it had to have come from the homeowner. For those who signed it as the spouse, Troy Fielding went to Williamson County records to see if the wife was listed as a homeowner. If she was, then that ballot was counted. Vincent Falcon asked if that was normal for most elections. Troy Fielding stated that no, we don't do that for normal elections because everyone can vote, but this was a special case where some homeowners could only vote for or against one and some could not vote for either. Troy Fielding said because the vote was so close, he scrutinized each ballot for accuracy to make sure that they were eligible to vote and if so their vote was counted. Troy Fielding said once the threshold was achieved, there was no reason to continue counting votes which thereby saved the HOA some money.

Keith Lindsey then asked if we wanted to approve the September 15, 2021 Special Meeting Minutes. Molly Salzwedel then made a motion to approve the September 15, 2021 Special Meeting Minutes. Keith Lindsey seconded. Keith Lindsey then called the roll where the vote was unanimous. The September 15, 2021 Special Meeting Minutes were approved.

Keith Lindsey then moved on to the next item on the agenda, the landscaping contract. Keith Lindsey stated that this has been a pain-point for the HOA for a long time. Keith Lindsey stated that when he did his research that the landscaping contract was only good for one year. Keith Lindsey then said that Troy Evanovich had told him previously that it was not true. Keith Lindsey stated that there was no auto-renewal clause in the landscaping contract and that our By Laws only allow a vendor to have a one-year contract and because of that the landscaping contract should have expired in May of 2017. Troy Fielding stated that he didn't have a vested interest in the landscaping contract. Vincent Falcon

then asked for a link to the contract. Keith Lindsey then told people where to view the contract on bphoa.info. Vincent Falcon asked Jamie Lodes to put a link in the chat to the landscaping contract. Vincent Falcon then asked if everyone can access the contract. Keith Lindsey stated that yes, they can. Vincent Falcon asked if the company that is doing the landscaping currently Wings Landscaping, LLC. Troy Fielding stated that Troy Evanovich should be the one answering these questions, however Troy Fielding stated that it's one company that's owned by the other company that's owned by the same person, so legally it's going to the same person. Troy Fielding stated that if you go and read through the original contract, there is a start date but no termination date and there is no term to it and it takes the Board to terminate the contract. Troy Fielding stated that it's basically a month-to-month contract. Molly Salzwedel stated that our By Laws specifically state that the HOA cannot accept a contract with a vendor for more than one year. Troy Fielding stated that regardless of what the By Laws state, the contract would control in a court of law. Troy Fielding stated that he did not have a hand in writing or approving the landscaping contract. Jamie Lodes asked if at the June 2, 2021 Board Meeting if Troy Fielding had stated that there was a meeting in January of 2021 between the then Board members and that they had decided that the landscape contract would be paid through the rest of 2021. Troy Fielding stated that he asked Troy Evanovich not to honor that agreement. Molly Salzwedel and Vincent Falcon stated that they were confused and asked Troy Fielding to elaborate. Troy Fielding stated that in January 2021, when Keith Lindsey was running for the Board, Keith Lindsey had stated that he wanted dissolve the HOA and to move the landscaping away from the HOA and have the City of Round Rock do it. Troy Fielding stated that he was not for that because he wanted to keep up the curb appeal of Bradford Park. So the then three Board members decided to have a Board meeting and signed a longer term contract for Troy Evanovich to continue to be the landscaper for the HOA for 2021. Molly Salzwedel asked for clarification as to exactly when this Board meeting occurred in January when Vincent Falcon asked for some documentation relating to the Board meeting in January. Troy Fielding stated he would bring that to the next Board meeting.

Molly Salzwedel asked Keith Lindsey when he requested and when he received documents from the HOA. Keith Lindsey replied that he requested them in February just prior to his election to the Board and he received the requested documents approximately five or six days after he was elected to the Board. Molly Salzwedel kept asking questions to clarify exactly when this landscaping contract in January was signed. Keith Lindsey stated that at the June 2, 2021 Board meeting where Troy Fielding was presiding over the Board meeting that just prior to going into Executive Session, Troy Fielding announced that he, Troy Evanovich and Keith Schmidt had met in January and had extended Troy Evanovich's landscaping contract. Keith Lindsey objected at the June 2, 2021 Board meeting and claimed that such an action was against Texas law. Troy Fielding then stated at the June 2, 2021 Board Meeting that he had conferred with an attorney and that it was perfectly legal and then the Board went into executive session. Vincent Falcon then asked why there were not a specific terms in the original landscaping contract. Troy Fielding stated he did not know, he was not a Board member nor was he the property manager at that time. Troy Fielding stated that contract terms are not standard and each contract has it's own terms. Molly Salzwedel stated that in the future we will have to pay particular attention to the terms of any future contracts. Molly Salzwedel then stated that in the chat log, the McGuckins had read the original landscaping contract and that in the original landscaping contract the terms stated that the contract could be terminated at any time for any reason with written notice. Molly Salzwedel then made a motion to end the landscaping contract. Vincent Falcon then seconded it. Jamie Lodes said that it sounds like there isn't a valid contract and he would ask the Board to terminate it. Vincent then asked if there were any bids received after the original landscaping contract was approved. Troy Fielding stated that there was a bid from Brightview and their minimum contract bid was for \$17,000. Vincent then asked if there were any other bids that were reviewed by the Board and

when they were viewed. Troy Fielding said he would have to go back and check and get back to Vincent and the Board.

Vincent Falcon then asked Molly Salzwedel to recall how exactly the original landscaping contract came to be. Molly Salzwedel said that the Board in 2016 was looking for landscapers and they got a couple of bids and Mr. Evanovich wanted them to hold off on hiring a landscaper during which time Mr. Evanovich formed his own company and submitted his own bid for landscaper. Molly Salzwedel stated that Mr. Evanovich did see the other bids prior to his forming his own landscaping company and submitting a bid for the landscaping contract. Molly Salzwedel stated that she could not be a part that kind of business dealing and resigned from the Board in 2017 shortly after the landscaping contract was approved. Keith Lindsey then stated that if Troy Evanovich had seen the bids prior to submitting his own bid for landscaping, he would have been in violation of Texas Property Code Section 209.0052.

Vincent Falcon then asked Troy Fielding exactly when he was appointed to the Board. Troy Fielding stated he didn't remember the exact date. Troy Fielding then stated that he got a call from his brother, Greg Fielding and asked Troy Fielding if he could look at Greg Fielding's account because of violation fines and fees. Troy Fielding did and read all of Bradford Park's documents and said that the Bradford Park HOA didn't have the ability to fine for infractions. Troy Fielding was then appointed to the Board and he went through all the accounts for Bradford Park reimbursing each account that had been illegally charged fines for infractions.

Molly Salzwedel, Vincent Falcon and Jamie Lodes inquired as to the process to find a new landscaper. Troy Fielding stated that the Board would need to get three bids after terminating the current landscaping contract. Keith Lindsey then interrupted and stated that Troy Fielding was appointed to the Board on December 7, 2018 in response to Vincent Falcon's earlier question. Keith Lindsey then polled the Board on termination of the landscaping contract. The Board unanimously voted to end the landscaping contract. Keith Lindsey then stated that he would send notice by certified mail as required by the landscaping contract by the end of the week. Keith Lindsey then made a motion that the Board get bids to secure a new landscaping company/contract. Molly Salzwedel seconded that motion. Keith Lindsey then polled the Board where the vote was unanimous to get new bids. Molly Salzwedel was tasked with getting new bids for landscaping. A Homeowner, Veronica Bonilla, asked if there would be any money owed to Landsys, Inc. Troy Fielding stated that they get paid through the end of the month and that there were no outstanding invoices from Landsys, Inc. Molly Salzwedel asked how much the HOA paid the landscaper in September. Troy Fielding stated that the landscaping company was paid \$1061.63 plus \$87.58 in tax for a total of \$1149.21.

Keith Lindsey then moved on to the next item on the agenda which was the ACC Committee. Keith Lindsey said that we had three volunteers for the ACC Committee. Those volunteers were Jamie Lodes, Alvaro Quintana and Keith Lindsey stated he didn't remember the first name of the third volunteer and referred to her as Mrs. McGuckin. Troy Fielding stated that Smart Webs is the software that's used to do ACC and that it is very easy to do. It was determined that Keith Lindsey would have a Zoom meeting with the ACC Committee to show them how Smart Webs worked and also where to find things in the Declarative. Keith Lindsey then nominated Jamie Lodes as Chairman of the ACC Committee. Vincent Falcon seconded. Keith Lindsey then polled the Board and it was unanimous that Jamie Lodes is the Chairman of the ACC Committee. Molly Salzwedel then stated that Mrs. McGuckin's first name is Elaine. Keith Lindsey then apologized to Elaine McGuckin for forgetting her first name. Keith Lindsey also responded to a question in the chat log that asked what 'ACC' stood for. Keith Lindsey stated that it stands for "Architectural Control Committee". A homeowner then asked if we could reinstate the newsletter. Keith Lindsey stated that it's not on the agenda, but we could add it

to the agenda for the next meeting. Vincent Falcon asked what the costs for a newsletter would be. Molly Salzwedel stated that we used to use Neighborhood News and that most of the cost of the newsletter is paid for by advertising but there is a cost associated with it. Keith Lindsey then stated that prior to September 1, 2021 the previous Board was acting as the ACC Committee but due to changes in Texas law, Board members are no longer permitted to serve on ACC. Keith Lindsey stated that he wanted to have a separate ACC Committee anyway.

Keith Lindsey then moved on to the next agenda item which was HOA audits. Keith Lindsey stated that he asked about them with Sabrina Washburn earlier in 2021. Keith Lindsey stated that at the time, Sabrina Washburn had given him audits for 2016 and 2017 but that there was a question about finalizing the 2017 audit. Molly Salzwedel asked if there has been an audit since 2017. Troy Fielding said he would have to ask Sabrina Washburn and get back to us. Troy Fielding stated that Connect Community Management was using one company and switched to another company for audits. Molly Salzwedel asked if we wanted to have a motion to have an audit. Keith Lindsey said she can make that motion. Molly Salzwedel made the motion to have an audit. Molly Salzwedel then asked if we wanted to have an audit just for 2021 or for the years 2018 – 2021. Vincent Falcon asked if you can get an audit for previous years. Troy Fielding stated he believed that can be done but that audits were not cheap. Vincent Falcon asked how much did an audit cost. Troy Fielding said he would research that and get back to Vincent Falcon. Keith Lindsey then asked Troy Fielding to get that information to the entire Board. Troy Fielding stated that Joe Stoller had better pricing and that CCM has been using him for Bradford Park's taxes and franchise taxes. Keith Lindsey then stated that a yearly audit is in the By Laws and that he believed that Texas Property Code also required a yearly audit. Troy Fielding stated that he didn't remember there being a requirement for a yearly audit in the Texas Property code. Keith Lindsey stated that he would look it up and forward it to Troy Fielding. Molly Salzwedel motioned to have an audit for this year. Keith Lindsey and Vincent Falcon both seconded it. The Board then voted unanimously to have an audit for 2021. There was a question if we needed to have an audit for previous years. Molly asked if we needed to have an audit for previous years. Keith Lindsey stated that he didn't think so because that would have been the previous Board's responsibility.

Keith Lindsey then moved on to the next agenda item which was to request the last four (4) years of invoices from the HOA sent to the entire Board. Vincent Falcon asked how much that cost. Troy Fielding stated that the cost was \$95 per hour which is less than the standard \$105 per hour. Veronica Bonilla asked if it would cost less for a Board member to go to CCM and gather all the invoices. Troy Fielding stated that it would most likely cost less for CCM to do it than a Board member. Keith Lindsey stated that he would make the invoices available on bphoa.info provided there is not any bank account information on them. Troy Fielding stated that there is bank account information on the portal for Board members and that the next month's statements drop on the 16th of each month and he had already added Molly Salzwedel and Vincent Falcon to the Board on the portal.

Keith Lindsey then moved on to the next item on the agenda which was to formally request that Sabrina Washburn again be the property manager for Bradford Park. Keith Lindsey stated that when he turned in the proxies for the Special Meeting that Sabrina Washburn had stated that she would consider being Bradford Park's property manager once again provided the request was made. Troy Fielding stated that of the 24 or 25 HOAs that CCM manages he would have to look into the work load and that he would talk to her about it. Troy Fielding then asked why there was a preference for Sabrina Washburn over himself as property manager. Vincent Falcon stated that while we appreciate Troy Fielding's efforts in righting past wrongs, in particular going through each account and crediting those accounts where those accounts were charged fees for infractions illegally, the fact that Troy Fielding was a Board member during the time that Troy Evanovich and Keith Schmidt were on the Board that

there was a slight conflict of interest and that we didn't want any hard feelings. Vincent Falcon also stated that the Board believes that Sabrina Washburn was completely neutral towards any of the past HOA dealings and therefore regarded her as a more appropriate choice for property manager. Troy Fielding said he would talk with Sabrina and ask her if she would be willing to do it.

Keith Lindsey then stated that was the last item on the agenda and then asked if any of the homeowners had any items or complaints for the Board. Veronica Bonilla thanked the Board for stepping up and doing the amazing job that they've done. She said that she and several other homeowners who were not able to make the call were very appreciative of the job Keith Lindsey and his team been doing to this point. Vincent Falcon thanked Veronica and all the homeowners and stated that we couldn't have done it without them and their support. Keith Lindsey stated that was very true and also stated that this wasn't about us on the Board, but about the community and that we are striving to do the right things for the community. Keith Lindsey then asked everyone in the community to hold the Board accountable.

Someone asked if we could change property management companies. Keith Lindsey stated that it was not on our agenda for this Board meeting but will most likely be on a future Board meeting and we would talk about it then. Troy Fielding didn't understand why there is ill feelings toward CCM and he asked that people not tie him to Troy Evanovich. Troy Fielding also stated that he was the one that got the Bradford Park sign at the entrance to Bradford Park and High Country changed because the old sign was more of an eyesore than anything. Troy Fielding also stated that he was also involved in the replacement of mailboxes when they were mowed down by a drunk driver and that he was in contact with the Post Office to get those replaced. Molly Salzwedel stated that some feel that since Troy Fielding owns a home in Bradford Park and owns the property management company that there is also a conflict of interest.

Molly also stated that within the last week there was a homeowner complaint about a parcel being stolen from one of the mailboxes. Keith Lindsey stated that something that came up at the April 14, 2021 Town Hall was the idea of putting up some solar-powered motion sensor lights to illuminate the mailboxes at night in particular for those who work late and get their mail at night. Keith Lindsey stated that if we could pair that with a camera we could then hand over the video to the Post Office or law enforcement. Keith Lindsey stated he talked with Sabrina Washburn about it in April, but after she was no longer our property manager the idea never went anywhere. Vincent asked that this be put on the agenda for the next Board meeting. Keith Lindsey said we would.

Jamie Lodes stated that he has been talking with the now Board members about the letters that go out for infractions and a possible solution to it. Jamie Lodes stated he believes that we're close to a good solution and asked that it be added to the agenda at the next Board meeting. Veronica Bonilla said she had some ideas about that and would email Jamie about them. Jamie said that after talking with the neighborhood that the infraction letters are a pain point and that a solution is needed. Vincent Falcon asked if the Board could appoint Jamie to investigate that matter. Jamie stated that he believed that he didn't need to investigate the matter. Molly Salzwedel requested that the idea be placed on the next Board meeting agenda. Troy Fielding asked what kind of letters we were talking about. Keith Lindsey stated that it was primarily violation letters. Jamie Lodes stated it was not just violation letters but all letters. Jamie then asked Troy Fielding if the HOA pays CCM for every violation letter that is generated and sent. Troy Fielding stated that they do not make a profit from violation letters so that there is not a conflict of interest. Troy Fielding stated that it's like a dollar something per letter unless it has to go certified and then it would be whatever the certified rate is. Troy Fielding stated that it goes through Smart Webs and then he breaks it down on a per home basis.

Keith Lindsey then asked Troy Fielding if Molly Salzwedel and Vincent Falcon were on Smart Webs. Troy Fielding stated that he didn't believe so and asked under what capacity they would be on Smart Webs. Troy Fielding stated that Keith Lindsey was on Smart Webs because he was put on the ACC Committee prior to September 1, 2021, but he would have to check to see if Board members can have read-only access to the non-ACC module of Smart Webs. Troy Fielding stated he didn't think it would be lawful for the Board to have any access to the ACC part of Smart Webs. Keith Lindsey then asked Troy Fielding to add Molly Salzwedel and Vincent Falcon to the non-ACC part of Smart Webs. Troy Fielding said he would do that and get with them to show them how it works. Keith Lindsey asked how much we pay for that per month. Molly Salzwedel asked if we paid Smart Webs per violation. Troy Fielding stated that it was a flat monthly fee. Jamie Lodes said that the cost per month would be in the invoices that were requested earlier in this meeting.

Keith Lindsey then read from the chat log from Tiffany & Mark and they said that they called CCM asking about the Special Meeting and when it was going to be and never received a call back and stated that Troy Fielding was unapproachable about removing the other two Directors for cause. Troy Fielding stated that he didn't know about that phone call and apologized that it was missed. Troy Fielding also stated that he sent letters and proxy ballots to all the homeowners who were permitted to vote at the September 15, 2021 Special Meeting.

Keith Lindsey then asked if there was anything else for either the Board or Troy Fielding. Nothing else being heard, Keith Lindsey motioned to adjourn the Board meeting at 7:52pm. Vincent Falcon seconded. The Board unanimously voted to adjourn the Board meeting at 7:52pm.

Owners Association of Bradford Park Inc.
Approval of September 29, 2021 Board Meeting Minutes

We, the undersigned, hereby certify that these September 29, 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.