

Keith A. Lindsey, MBA
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June 11, 2021

To all members of The Owners Association of Bradford Park, Inc.

I am writing you to clarify and specify why I am spearheading the effort to remove Keith Schmidt and Troy Evanovich from the Board of Directors of The Owners Association of Bradford Park, Inc.

I was elected to the Board of Directors of The Owners Association of Bradford Park, Inc. on February 17, 2021. I defeated Troy Fielding in that election and he is the owner of Connect Community Management, the property management company to the Association.

Just prior to that election, I requested documents from the Association. Among the documents I requested were:

1. The last 7 years of Director Meeting Minutes;
2. The last 7 years of Annual Meeting Minutes;
3. The last 4 years of all contract/vendor bids along with all Board of Director Declarations of Contract Awards.

It took some time to go through those documents. Here is what I discovered:

For the years 2018, 2019, and 2020, The Board of Directors held only one Board meeting per year. That is a violation of ARTICLE VI, MEETINGS OF THE DIRECTORS, Section 1 of the By Laws of the Owners Association of Bradford Park, Inc which states:

“Regular meetings of the Board of Directors shall be held quarterly...”

Further, Keith Schmidt and Troy Evanovich directed Sabrina Washburn, our former property manager from Connect Community Management, to have a Board Meeting June 2, 2021 which is 2nd quarter 2021 without having a 1st quarter Board Meeting in accordance with Article VI, Section 1.

That June 2, 2021 Board meeting did take place as an online Zoom meeting but only after my sweet wife and I paid for and placed signs at the four entrances of Bradford Park. Texas Property Code requires at least 72 hours notice of a Board meeting and signs be placed at the entrances of Bradford Park prior to a Board meeting. Had my sweet wife and I not done that, the June 2, 2021 Board meeting also would not have taken place.

The By Laws require that two committees, a Nominating Committee of which the Chairman position must be held by a Director, and an Architectural Control Committee (ACC), be formed by a vote of the Board of Directors. These committees remain unformed since at least 2015. When I was elected, I volunteered to Chair the Nominating Committee. I have since been informed that the other two Directors are acting as the ACC.

Texas Property Code Section 209.0052 allows a Director of a Homeowners Association to be awarded a for profit contract provided that said Director has no access to the bids, discussion or the voting for

such contract. However, ARTICLE IV, BOARD OF DIRECTORS, Section 5 of The Owners Association of Bradford Park states:

“No director shall receive compensation for any service he may render to the Association.”

Further, Article VII, Section 1(e) states:

“employ a manager, an independent contractor, or such other employees as it deems necessary, and to prescribe their duties; provided, any management agreement shall be terminable, with or without cause, upon 30 days written notice and the term thereof shall not exceed one year.”

When I reviewed the contracts for the Association, I found that the only contract for Landscaping was with a company called “Wings Landscaping, LLC” which was owned by Troy Evanovich. The contract was signed by The Association on 05/16/2016. I read the contract and there is no automatic renewal clause in the contract. That means that the contract would have had to be renewed by the Board by 05/16/2017. No such renewal was found.

Further, Troy Evanovich at some point changed the name and/or business organization type from “Wings Landscaping, LLC” to “Landsys, Inc” and no such change was filed with the Association. Further still, the Association continued to pay Landsys, Inc until I pointed all of this out on March 31, 2021, when I directed Sabrina Washburn to cease and desist all payments to Landsys, Inc and to not accept any change of name or business type from Wings Landscaping, LLC or Landsys, Inc until a Board meeting is held. At the June 2, 2021 Board Meeting, current property manager and former Board President Troy Fielding, current Board President Troy Evanovich and current Board Vice President Keith Schmidt invoked Texas Property Code 209.0051(h) which allows Board members to make decisions without a Board meeting by announcing it at the next Board meeting and having that placed into the minutes of that meeting. They claimed that they had a meeting in January 2021 where they decided that Landsys, Inc. (Troy Evanovich’s landscaping company) would be the landscaper and continue to be paid as landscaper for Bradford Park even though the contract with Wings Landscaping, LLC (the former name of Troy Evanovich’s landscaping company) expired in May 2017 and no paperwork was filed with the Association noting a change of business name or business organization.

Article III, MEETINGS, Section 1, Annual Meetings of the By Laws of the Owners Association of Bradford Park, Inc. states:

“The first annual meeting of the Members shall be held within one (1) year from the date of incorporation of the Association, and each subsequent regular annual meeting of the Members shall be held in the same month of each year thereafter, at the hour of 7:00 o’clock P.M.”

The first Annual Meeting was held in January, 1997, so subsequent Annual Meetings are to be held in January. However, Annual Meetings were held in the month of February 2017, 2018, and 2021.

Lastly, Keith Schmidt, to the best of my knowledge, does not own nor does he live within Bradford Park. Both the Texas Property Code and the Association documents permit someone who does not own a property within the subdivision subject to the Association to serve on the Board of Directors for the Association. However, I’m puzzled why someone who doesn’t own a property nor live within Bradford Park would concern himself with our Association.

These violations show that these two Directors are not following the By Laws of The Owners Association of Bradford Park, the very documents that give them authority. It is for these reasons that I urge you to vote to remove both Keith Schmidt and Troy Evanovich for cause from the Board of Directors of The Owners Association of Bradford Park, Inc.

A handwritten signature in black ink that reads "Keith A. Lindsey". The signature is written in a cursive, flowing style.

Best Regards,

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