

Owners Association of Bradford Park, Inc.  
May 25, 2022 @ 7:00pm Board Meeting Minutes  
(online Zoom Meeting)

Meeting brought to order at 7:08pm

Board members present were: Keith Lindsey, Molly Salzwedel and Vincent Falcon

Old business was reviewed:

The Board asked Board member Vincent Falcon if he had the minutes from the March 30, 2022 Board Meeting. Secretary Vincent Falcon said he did not have the minutes from the last meeting and that he would have the minutes done for the March 30, 2022 and May 25, 2022 Board meetings at the July 27, 2022 Board meeting. President Keith Lindsey read his notes from the March 30, 2022 Board Meeting. The notable thing from his notes was that the Board voted in Executive Session to forgive all the collection fees from delinquent accounts from January 2018 through December 31, 2021. The vote was 2 – 1 with Keith Lindsey and Molly Salzwedel voting in favor and Vincent Falcon voting not in favor.

President Keith Lindsey then started discussion about the billing error and stated that the Board and Goodwin had caught up with those who had paid their dues as well as those who were pre-paid. President Keith Lindsey stated that those who were on payment plans were still unknown because of the troubled transition between Connect Community Management and Goodwin & Co., with Connect Community Management (CCM) not releasing any of the HOA's data. President Keith Lindsey then made a motion to ask the HOA attorney, Mr. Clint Brown to send a demand letter to CCM demanding that the HOA's documents and records be sent to Goodwin & Co. Secretary Vincent Falcon seconded. Secretary Vincent Falcon polled the Board. The vote was unanimous and carried. President Keith Lindsey stated he would contact Mr. Brown to get that demand letter sent to CCM.

Property Manager Joe Gains reminded the Board that Mr. Brown should also be reminded to draft something disavowing an erroneous document recorded at Williamson County in 2013 that states that the Board has the right to fine which the HOA documents does not allow.

Vice President Molly Salzwedel gave an update about the painting of house numbers at the curb. Vice President Molly Salzwedel stated that we can borrow a curb painting kit from the City of Round Rock for two weeks at a time. Further, the kit can be checked out through an online portal at the City of Round Rock Library. Vice President Molly Salzwedel stated that the City will provide the paint and the stencils, but was unsure if the checkout had to be in the name of an individual or in the name of the HOA and was unsure if they would provide enough paint to do the community. Vice President Molly Salzwedel stated she was concerned that not everyone was wanting to have it done and how it would be known which homes wanted this service. ACC Committee Chairman Jamie Lodes suggested that this be put into the newsletter and let people reply with their house number to an email.

Chairman Jamie Lodes also reiterated an idea of sending every home within Bradford Park a mosquito eradicator to combat the mosquito problem in Bradford Park. President Keith Lindsey asked for cost

information and Chairman Jamie Lodes stated he would get that for the Board. President Keith Lindsey said that the Board would then vote on it via email and let people know which way the vote went. Chairman Jamie Lodes requested that it be included in the newsletter.

Secretary Vincent Falcon gave an update about mailbox lighting. Secretary Vincent Falcon stated that there is a process that we would have to go through to either modify or repair any mailbox within Bradford Park and that he had not been contacted by Post Office officials after Secretary Vincent Falcon reached out to the post office on Double Creek Drive.

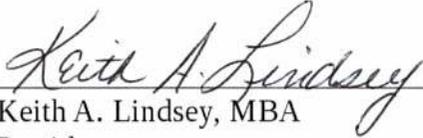
President Lindsey then asked if there were any homeowner concerns. Secretary Vincent Falcon asked about landscaping and why it was taking so long for JLS to start landscaping. Property Manager Joe Gains stated that it takes a little while to bring a new vendor onboard particularly with paperwork. President Keith Lindsey then asked if Property Manager Joe Gains was able to get a hold of anyone at the City of Round Rock to take care of the landscaping of medians within Bradford Park. Property Manager Joe Gains stated that the City moves rather slowly and that he would ask JLS to take care of the medians this one time until he heard from the City of Round Rock.

The Board then went into Executive Session.

The Board voted to adjourn the Board meeting at 7:45pm.

Owners Association of Bradford Park, Inc.  
Approval of May 25, 2022 Board Meeting Minutes

The undersigned, hereby certify that the board meeting minutes of May 25, 2022 were approved by a vote of the Board of Directors at the November 9, 2022 board meeting.

A handwritten signature in cursive script that reads "Keith A. Lindsey". The signature is written in black ink and is positioned above a horizontal line.

Keith A. Lindsey, MBA

President,

Owners Association of Bradford Park, Inc.