

**MINUTES OF THE
BOARD OF DIRECTORS MEETING OF THE
OWNERS ASSOCIATION OF BRADFORD PARK, INC.
JUNE 30, 2015**

A meeting of the Board of Directors of the Owners Association of Bradford Park, Inc. was held at 7:00 p.m. at 2965 Donnell Dr., Round Rock Texas pursuant to notice attached hereto as Exhibit "A".

Directors in attendance were Greg Fielding and Molly Salzwedel. There were also several residents in attendance as referenced on the attached sign in sheet (Exhibit B). Also in attendance representing Connect Community Management, Inc. was Sabrina Washburn, CMCA, PCAM and Troy Fielding

A quorum being established the meeting was called to order at 7:10 p.m.

Introductions were made of everyone in attendance to include the representatives from Connect Community Management.

The Board of Directors announced to the members in attendance that a decision had been made to terminate the contract with PS Property Management and enter into a contract for management with Connect Community Management. Mr. Fielding with CCM stated that unfortunately the association records had not yet been released by PS Property so at this time CCM had not been able to enter any association data into their system.

Since no records had been turned over there were no management reports to review. Mr. Fielding with CCM did briefly review the financials PS Property had provided to the Board prior to the meeting.

At this time the floor was opened to receive resident comments. One homeowner in attendance stated that the association to her knowledge was not in good standing with the State of Texas. CCM stated they were aware of this situation and were currently working to determine exactly what was needed to re-instate the association.

There were questions pertaining to deed restriction enforcement and assessment collection. CCM provided information on how they handle these processes but stated that the Board of Directors will have the final decision on how CCM will move forward regarding these matters.

Mr. Troy Fielding provided information on a proposal for enhancing the main Bradford Park entrance area and stated this will be a project that will be developed over the next several months.

A discussion followed on the number of properties who are in non-compliance of the restrictions as it relates to lawn maintenance, automobile storage, repairs etc. An owner in attendance stated many times residents are unable to address issues such as lawn maintenance. Ms. Washburn suggested the association might give consideration to establishing a Good Neighbor Committee who when notified

of an owner unable to mow their yard, repair their fence etc. they could work with the owner to accomplish these tasks. The owner would have to pay for all materials related to the work the committee would simply volunteer their time. A motion was made, seconded and unanimously approved to establish this committee. Two homeowner in attendance volunteered to be on this committee, Lee Stalnaker and Donye Reese.

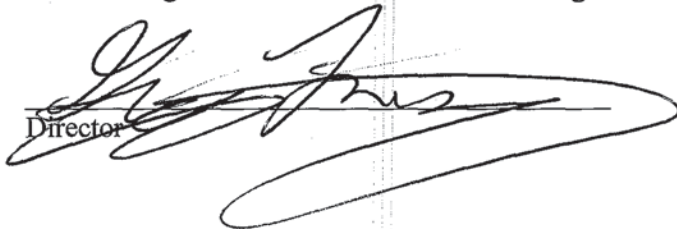
At this time a discussion followed on the current association website. It was stated there was really no content on the website and the community is looking for better communication. After due discussion a motion was made, seconded and unanimously approved to create a Communication Committee and Maria Miler volunteered to be the chairperson. It was agreed to cancel the AtHomeNet website.

At this time the association adjourned into executive session at 7:40 p.m.

During executive the session the Board met with a homeowner regarding their assessment account. The Board informed the owner they would review the account and communicate back to them with their decision.

After the homeowner left the meeting the Board reviewed the account and the information provided by the homeowner. The decision of the Board was the homeowner could pay \$330 up front, the association would waive one-half of the attorney fees on the account which would equal \$256 and the owner could enter into a 12 month payment plan on the remaining balance. The Board asked CCM to send a letter to the owner outlining this decision.

There being no further business the meeting was adjourned at 10:04 p.m.


Director