

**MINUTES OF THE
BOARD OF DIRECTORS MEETING OF THE
OWNERS ASSOCIATION OF BRADFORD PARK, INC.
FEBRUARY 23, 2016**

A meeting of the Board of Directors of the Owners Association of Bradford Park, Inc. was held at 7:00 p.m. at 1850 Round Rock Ave Suite 400, Round Rock Texas pursuant to notice attached hereto as Exhibit "A".

Directors in attendance were Greg Fielding, Troy Evanovich 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.

A quorum being established the meeting was called to order at 7:40 p.m.

The first order of business was a review of the minutes from the December 2015 meeting. After due discussion the minutes were approved as presented.

The next item of business was the appointment of officers. The following slate of officers was approved.

Greg Fielding- President
Troy Evanovich- V. President
Molly Salzwedel- Sec/Treas.

The next discussion item were committee reports. The Board confirmed Judy Priddy as chairman of the Yard of the Month Committee.

The financials were the next agenda item. The Board discussed the cost CCM charged to visit delinquent homeowners in an attempt to get them set up on payment plans and whether this cost should be assessed to the individual owners. After discussion the Board agreed this cost would not be assessed to the owners as a cost of collection.

At this time Ms. Washburn submitted proposals for the audit the proposals were as follows.

Canady and Canady- \$1400
Steve Tilson- \$3750

After due discussion the Board approved to use Canady and Canady. The engagement letter was signed. The Board also signed the 2015 tax returns.

The next agenda item was a review of the landscape contract which Ms. Washburn presented from Landscape USA. The Board reviewed the areas being maintained and noticed several areas that were being maintained belonged to the City of Round Rock. The asked CCM to contact LUSA and have them revise the contract to remove those areas. The Board also asked CCM to obtain additional bids on the landscape contract based on the revised areas of maintenance. The Board also asked CCM to contact the City of Round Rock to see how often they would mow their area.

Ms. Washburn at this time presented a bid to replace the orange and black entry sign. Before moving forward on this the Board wanted to have warranty information on the acrylic letters as well as obtain additional bids.

The next agenda item was the homeowner questions and concerns. Homeowners in attendance asked questions regarding the financials which were addressed by Ms. Washburn with CCM

At this time the meeting was adjourned into executive session at 9:35 p.m.

There were no decisions made during executive session.

Executive session adjourned at 10:30 p.m.

There being no further business the meeting was adjourned at 10:31 p.m.


Director