

**MINUTES OF THE  
BOARD OF DIRECTORS MEETING OF THE  
OWNERS ASSOCIATION OF BRADFORD PARK, INC.  
May 10, 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. Also in attendance representing Connect Community Management, Inc. was Sabrina Washburn, CMCA, PCAM.

A quorum being established the meeting was called to order at 7:15 p.m.

The first order of business was a review of the minutes from the February 2016 meeting. After due discussion the minutes were approved as presented.

The next discussion item were committee reports. The Board discussed holding the community garage sale on October 1, 2016 and National Night Out Event on October 4, 2016

The financials were the next agenda item. After careful review the financials were approved as presented.

The topic of discussion was a review of the bids for landscape services. CCM had obtained four bids for this service and a fifth bid was tendered by Mr. Evanovich. The annual cost of the bids are outlined below.

Wings Landscape LLC- \$7510.00  
Landscape USA- \$7723.08  
Austin Green Cuts- \$7800.00  
EcoSystems- \$9414.00  
Merit Services- \$9963.84

Mr. Evanovich disclosed that he is the owner of Wings Landscape and excused himself from the discussion and selection process. After Mr. Evanovich had excused himself Mr. Fielding and Ms. Salzwedel discussed the bids. Ms. Salzwedel stated the association had in the past contracted with a landscape company whose owner lived in the community and the experience had been less than satisfactory so she had concerns with entering into another agreement with a company owned by a resident for this service. After much discussion it was agreed to enter into a contract with Wings Landscape LLC.

The Board asked CCM to see if there is any warranty on the plants recently installed by LUSA. CCM was asked to send a 30 day notice to LUSA to terminate the existing landscape contract.

The next discussion item were the bids for the new entry monument. CCM had obtained two bids for this work as they are as follows.

Signs West- \$4770.00  
Sign Effects- \$ 3996.00

After due discussion the Board approved the bid from Sign Effects. CCM was asked to have Sign Effects remove the old signs so it could be determined if repairs or power-washing was needed prior to installing the new sign.

At this time CCM presented a proposal from LUSA to apply new rock to the plant beds along High Country. One bid was for just replacing the beds that had been torn up by plant removal or car damage and the other proposal was to add new rock to all beds in this area. After due discussion the Board approved to add new rock to all beds at a cost of \$1625.00.

At this time a discussion followed on hiring new legal counsel for the association. CCM presented to engagement packet from two different law firms, Savrick, Schumann and Roberts Markel. After due discussion the Board approved to engage the services of Roberts Markel.

There being no homeowner in attendance executive session was not called. At this time the Board reviewed the Pending Violation Report and approved to send eight properties to the attorney for deed violations.

Ms. Washburn provided the Board with a quick review of the delinquency report but no decisions were made at this time.

There being no further business the meeting was adjourned at 10:40 p.m.

  
Director