

**Bradford Farms Homeowners Association
General Homeowner's Meeting
February 16, 2010 - 7:00 PM**

The meeting was held at the Madison Assembly of God Church.

Board Members Present: Paul Hurst, Tony Ponder, David Seitz, Dick Clem, Kay Engelhardt, Stuart Grant

Absent: Phyllis Goldberg

Property Manager Present: Lois Brown

Community Members Present: 0

Visitors: 0

MINUTES FROM 01-19-10

A motion was made, seconded and approved to accept the minutes as written. They will be posted on the website

STANDING COMMITTEE REPORTS

Treasurer's Report: Lois Brown

Total Income 1/19/2010 – 2/16/2010	\$11,680.00
Total expenses:	\$ 4,432.18
Checking Account balance:	\$ 2,881.16
6 month CD:	\$ 6,024.88

We have collected 2010 dues from 114 homeowners so far, reflecting 61% paid and 39% unpaid.

SELECTED COMMITTEE REPORTS

Landscaping/Maintenance Committee: Dick Clem

1. All trash containers emptied as needed.
2. All common property policed as needed.
3. Broken lights at entrance median replaced.
4. Three new flags were replaced, but the flag ropes need to be replaced.

Welcome Committee: Tony Ponder

Visits/gifts to new community members – 0

Pending visits/gifts - 8

House Info – 10 homes and 1 lot for sale, 1 home for rent, 1 home sold, 1 home sale pending, 1 home rented

Realtors Contacted – 10

Miscellaneous – 1 home vacant, 1 taken off the market

Architectural Committee: Ed Ditto

No new activity

OLD BUSINESS

1. Pothole and sinking area on Champions Green Drive – Paul will remind the City so they can arrange to make the necessary repairs. STATUS: On hold, too cold to repair now.
2. Brush and weeds around inside lake – a group of volunteers is still working on the clean up and will continue, weather permitting. STATUS: Work party will be scheduled in late March to finish.
3. Common Ground Behind Paint Store – Bradford Farms was cited by the City of Madison for not remediating and maintaining the common ground behind the paint store. Dick and Paul communicated with the City of Madison, explaining that remediation of the existing problems in that area should be the responsibility of Madison, not Bradford Farms, since they stemmed from construction of the strip mall. Dick Clem met with the Supt of Public Works and Bill Holtzclaw, the 7th District Councilman. An agreement was reached that BF will clear the brush, the City of Madison will redo drainage ditch repair so water will drain and BF will then maintain area. STATUS: The ditch has been cleared and is now clean. A BIG THANK YOU from the Board of Directors goes out to all the community members for their help, thereby saving money for the community. With so many people helping, it took no time to clear the ditch. The work party of 1-23-10 consisted of residents Tomas Geronimo, Stuart Grant, Ted Mavrotheris, Ed Ditto, David Seitz, David Churchill, Jim Smith, Bryan Harris and Paul Hurst. We are now waiting for the Madison Department of Public Works to do their part in improving the drainage on the west end of our commons.
4. Covenants – Because Breland Homes no longer owns property in Bradford Farms and all property is now owned by individuals, the Covenants have been updated to reflect this status by removal of Class B membership and declarant terminology. A motion was made, seconded and approved to send the finished copy of the Covenants to a lawyer for translation to modern English layman terms. After receiving the BF Covenants and Bylaws, the lawyers have indicated that the process for approval, i.e., including using e-mail with a no response indicating an affirmative response, is not consistent with Bylaws statements, consequently the planned approval process will need to be modified. STATUS: Received estimate from lawyer of \$700 to \$1000 for the complete process to correct format, work with us to gain approval and then file with the state. Paul was given the ok to proceed with the Lawyer.

NEW BUSINESS

1. Front Entrance Sign - Paul presented the estimate to repair the front entrance sign received from Saberall Stucco & Plastering. Paul will follow up by getting a final estimate and a sample of the material that will be used.

The meeting was adjourned at 7:30 PM