

**Bradford Farms Homeowners Association
General Homeowner's Meeting
January 19, 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, Mark Wilson, Phyllis Goldberg

Absent: 0

Property Manager Present: Lois Brown

Community Members Present: 9

Visitors: 0

MINUTES FROM 12-15-09 – N/A

There was no meeting in December because not enough board members were available to form a quorum. The minutes from November were approved via email review and posted on the website.

STANDING COMMITTEE REPORTS

Treasurer's Report: Lois Brown

Total Income 10/21/09 – 11/17/09 \$ 893.52
11/18/09 – 12/15/09 \$ 306.18

Property Manager's Report: Lois Brown

	10/21-11/17	11/18-12/15
Total expenses:	\$1,360.37	\$3,201.62
Checking Account balance:	\$5,450.67	\$2,881.16
6 month CD:	\$6,024.88	\$6,024.88

We have collected 2010 dues from 68 homeowners so far.

SELECTED COMMITTEE REPORTS

Landscaping/Maintenance Committee: Dick Clem

1. All trash containers emptied as needed.
2. All common property policed as needed.
3. Trees on Bradford Farms Drive are in process of being mulched.
4. Broken lights at entrance median will be fixed this week, weather permitting.
5. The 3 flags at the front entrance have been replaced.

Welcome Committee: Tony Ponder

Visits/gifts to new community members – 0

Pending visits/gifts - 5

House Info – 9 homes and 1 lot for sale, 1 homes for sale or rent, 0 homes sold, 1 home sale pending, 2 homes rented

Realtors Contacted – 3

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: in progress
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 have been communicating 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 has been reached that BF will start clearing brush, the City of Madison will redo drainage ditch repair so water will drain and BF will then maintain area. Issue remains who will maintain drainage with no outlet. Dick and Paul will meet and address. STATUS: in progress – about 6 BF residents offered to help clear the brush, which is planned for Sat 1/23. Once that is done, the City will come in to remove the pile of brush, then do the drainage ditch repairs.
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: in progress – won't discuss until the Feb meeting.
5. Dick Clem introduced for discussion a suggestion to consider inviting membership for the 31 members of Harper's Hop. A $\frac{3}{4}$ affirmative vote of members would be effective. Paul to study. STATUS: After further discussion, the Board agreed to table the suggestion, since Harper's Hop residents have declined our invitation to join the HOA on two previous occasions.

NEW BUSINESS

1. Election of 2010 Board Members
 - a. There were 3 openings due to terms expiring (Phyllis Goldberg, Mark Wilson and Tony Ponder).
 - b. There were only 3 nominations (Phyllis Goldberg, Tony Ponder and Stuart Grant). Since there were only 3 nominees, they were all unanimously elected.
 - c. Paul thanked Mark Wilson, outgoing Treasurer, for all his hard work.
 - d. The General Meeting was then adjourned and the 9 community members left
 - e. The new HOA Board then moved, seconded and approved for Phyllis to continue as Secretary and for Stuart to assume Mark's position as Treasurer.

The meeting was adjourned at 8:00 PM