

**Bradford Farms Homeowners Association
General Homeowner's Meeting
August 18, 2009 - 7:00 PM**

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

Board Members Present: Tony Ponder, Paul Hurst, Phyllis Goldberg, Kay Engelhardt, David Seitz, Dick Clem, Mark Wilson

Absent:

Property Manager Present: Lois Brown

Community Members present: 0

Visitors: 0

MINUTES FROM 07-21-09

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 06/17/09 – 07/21/09 \$ 9,260.00

Property Manager's Report: Lois Brown

Total expenses: \$ 9,943.09

Checking Account balance: \$ 15,667.03

6 month CD: \$ 6,024.88 (When the Capital Improvement fund CD matured, \$9000 was taken out and added to general expense budget as reflected above in "Total Income" to pay for the repair of the front entrance.)

There are 24 delinquent dues outstanding, plus one vacant lot, for a balance due of \$ 3,120.00. Final lien notification letters went out on July 1st.

SELECTED COMMITTEE REPORTS

Landscaping/Maintenance Committee: Dick Clem

1. All trash containers emptied as needed.
2. All common property policed as needed.
3. The Maple trees along Bradford Farms Drive were trimmed in order to facilitate foot and auto traffic.
4. Weeds and vines were removed from the front entrance flowers and shrub areas
5. A photo cell was replaced in order to have electrical power on the north side of the entrance wall.

Welcome Committee: Tony Ponder

Visits/gifts to new community members – 5

Pending visits/gifts - 3

House Info – 10 homes and 1 lot for sale, no homes for rent, 3 homes sold, no home sales pending, 1 home rented

Realtors Contacted – 5

Miscellaneous – 1 foreclosure

New/continuing Construction – 2 (not actively listed and soon to be occupied)

Architectural Committee: Ed Ditto

No new activity

OLD BUSINESS

1. Median on Bradford Farms Drive - The large area of dry dirt where trees once stood is an eyesore. Dick will look into the most reasonable way to sod that area. Once the sod is in place, manual watering will be done to ensure that the grass takes root and grows well. STATUS: area looks much better so issue will be tabled until next spring.
2. Weed Control and Fertilization of Common Grounds – people have expressed dissatisfaction with the job being done by Turf Doctors. Paul spoke with the owner of Nitro Green, who offered us a lower price for more treatments. At the next Board meeting, we will discuss and vote on whether to switch to Nitro Green after Turf Doctor's contract expires at the end of this season. STATUS: A motion was made and approved to hire Nitro Green beginning 1/1/2010. Paul will handle the arrangements and let Turf Doctors know that their contract will not be renewed.

NEW BUSINESS

1. Tree Removal - There is a dead maple tree on the common ground between 305 and 307 Bradford Farms Drive. Paul, Tony and Dick will remove it.
2. Potholes on Champions Green Drive – Paul will notify the City so they can arrange to have the potholes filled.
3. Grass and Weeds – some homeowners are not edging their grass along the sidewalks, and there are other homes where grass and weeds are growing between sidewalk and driveway cracks. Paul will send out a general e-mail with follow-up letters, if needed, to specific homeowners.
4. Budget – Lois will prepare the paperwork needed for the 2010 budget discussion that will take place at the September board meeting.

The meeting was adjourned at 7:40 PM