

**Bradford Farms Homeowners Association
General Homeowner's Meeting
April 21, 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, Mark Wilson, David Seitz, Dick Clem

Absent:

Property Manager Present: Lois Brown

Community Members present:

Visitors: 1 – Tommy Overcash, Madison Council President, came and gave us an overview of issues that have been going on in Madison during the past several months. Please refer to the city website “Madisonal.gov” for details.

MINUTES FROM 03-24-09

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 02/25/09 – 03/24/09 \$ 5,460.00

Property Manager's Report: Lois Brown

Total expenses: \$ 1,552.26
Checking Account balance: \$ 16,858.11
6 month CD: \$ 15,402.59

There are 40 delinquent dues outstanding, including one vacant lot, for a balance due of \$5,002.65.

SELECTED COMMITTEE REPORTS

Landscaping/Maintenance Committee: Dick Clem

1. All trash containers were emptied as needed.
2. All common property was policed as needed.
3. New signs have been placed facing Bradford Farms Drive at both lakes. The new signs facing Champions Green Drive will be placed in the next few days.
4. The new table and bench set will be set up at the front lake in the next few days.
5. Weather permitting, some badly needed repair work will soon be done on the south section of the entrance wall.

Welcome Committee: Tony Ponder

Visits/gifts to new community members – 0

Pending visits/gifts - 4

House Info – 10 homes and 1 lot for sale, 0 homes for rent, 0 homes sold, 1 home rented

Realtors Contacted – 4

Questionable Change of status –

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

Architectural Committee: Ed Ditto

No new activity

OLD BUSINESS

1. Easement Research – Paul Hurst continues to work on easement issues. STATUS: should be finished by the end of May
2. Wall Repair - Paul mentioned that he'd received a request from a homeowner to repair the top of the right front entrance wall. Dick said that he was aware of the problem and planned to make the repairs within the next two months. STATUS: The estimate received for this job was \$11,000, which is much too high. The board will investigate other alternatives. STATUS: in progress.
3. New Signs for Back Entrance
 - a. Additional "Speed Limit" signs cannot be posted in our subdivision, per the City, since there are already enough on Bradford Farms Drive and Rainbow Ridge. However, police have been patrolling our subdivision and have already issued several speeding tickets on Bradford Farms Drive. Hopefully, this will deter future speeders.
 - b. A new Bradford Farms sign will be installed this week at the back entrance where the new road meets Bradford Farms Drive.

NEW BUSINESS

1. Pond Treatments will be done this week, weather permitting.

The meeting was adjourned at 8:00 PM