

**Bradford Farms Homeowners Association
General Homeowner's Meeting
April 20, 2010 - 7:00 PM**

The meeting was held at the Madison Assembly of God Church. David Seitz conducted the meeting in Paul's absence

Board Members Present: Tony Ponder, David Seitz, Dick Clem, Phyllis Goldberg

Absent: Paul Hurst, Kay Engelhardt, Stuart Grant

Property Manager Absent: Lois Brown

Community Members Present: 0

Visitors: 0

MINUTES FROM 03-16-10

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: Dick Seitz for Lois Brown

Total Income 3/17/2010 – 4/20/2010	\$ 2,880.00
Total expenses:	\$ 287.20 plus \$32 bank svc chg & check printing
Checking Account balance:	\$ 16,701.15
6 month CD:	\$ 6,024.88

We have collected 2010 dues from 132 out of a total of 188 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. Both ponds policed as needed.
4. The flagpole rope will be replaced as soon as weather permits.

Welcome Committee: Tony Ponder

Visits/gifts to new community members – 0

Pending visits/gifts - 7

House Info – 11 homes and 1 lot for sale, 1 home for rent, 0 homes sold, 0 home sales pending, 0 homes rented

Realtors Contacted – 2

Miscellaneous – 2 homes vacant

Architectural Committee: Ed Ditto

A new fence was approved for 108 Barrington Court.

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. Work party will be scheduled finish. STATUS: pending update from Paul
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. The ditch has been cleared and is now clean. 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. STATUS: pending update from Paul
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. 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. STATUS: pending update from Paul
5. 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. STATUS: Pending update from Paul.

NEW BUSINESS

1. Work Party Needed - West side of culvert that feeds excess water from the inside lake to public creek needs cleaning. Paul will be asked to assemble a group of homeowner volunteers.
2. Community Garage Sale – scheduled for Saturday May 1 from 7:00 AM – noon. Tony will put ads in the Huntsville Times, Thrifty Nickel and The Madison Magazine. He will also put flyers in all homeowner mailboxes. Paul will also be asked to send an email to everyone next week.

The meeting was adjourned at 7:30 PM

