

**Bradford Farms Homeowners Association
General Homeowner's Meeting
June 16, 2009 - 7:00 PM**

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

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

Absent: Kay Engelhardt, Mark Wilson

Property Manager Present: Lois Brown

Community Members present: 0

Visitors: 0

MINUTES FROM 05-26-09

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 04/22/09 – 05/26/09 \$ 650.00

Property Manager's Report: Lois Brown

Total expenses: \$ 3,008.85

Checking Account balance: \$ 13,062.75

6 month CD: \$ 15,024.88

There are 34 delinquent dues outstanding, plus one vacant lot, for a balance due of \$4,420.00. Final lien notification letters will go out on July 1st.

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. The new table and bench set at the front pond has been very popular with different age groups.
4. The two flood lights at the front entrance are now working as the result of two new bulbs, at a cost of \$30.00 each.
5. We now have three estimates for improving the poor conditions of the front entrance walls (see "Old Business").

Welcome Committee: Tony Ponder

Visits/gifts to new community members – 0

Pending visits/gifts - 5

House Info – 8 homes and 1 lot for sale, 1 home for rent, 1 home sale pending, 0 homes rented

Realtors Contacted – 0

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. Wall Repair – the board has agreed to obtain estimates for repairing the entire front entrance wall. STATUS: three estimates have been received. The most reasonable one came from the company who put up the original entrance wall. Paul will follow-up with additional questions before the board agrees to hire them.
2. Pond treatments will be done, weather permitting. STATUS: the pond will hopefully be treated next week for both weeds and algae.
3. Median on Bradford Farms Drive
 - a. 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: in progress
 - b. Turf Doctor will be contacted to find out why there are so many weeds growing in the common grounds, especially along the median. STATUS: the weeds were due to the excessive rain. The area looks much better now.

NEW BUSINESS

1. Covenant enforcement – Laura Priest, attorney from Heard-Ary LLC, spoke to the board last month about services her law firm could provide us (see Minutes from 5/26/09). Tonight the board discussed the “engagement letter” we had since received and concluded that we can sign the “engagement letter” at no charge and incur no costs until we actually have some services rendered to us by the law firm. A motion was made, seconded and approved to have Paul sign and return the letter, thereby hiring this firm on an “as needed” basis.

The meeting was adjourned at 7:45 PM