

**Bradford Farms Homeowners Association
General Homeowner's Meeting
March 24, 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

Absent: Mark Wilson, David Seitz, Dick Clem

Property Manager Present: Lois Brown

Community Members present: 1

Visitors: 0

MINUTES FROM 02-24-09

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 1/21/09 – 02/24/09 \$ 4,036.00

Property Manager's Report: Lois Brown

Total expenses: \$ 1,243.24

Checking Account balance: \$ 12,955.37

6 month CD: \$ 15,402.59

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. All fire ant hills located in the front flower bed have been treated.
4. Replacement signs at each lake have been ordered as needed.
5. The new heavy duty metal table for the front lake has been ordered.

Note to Homeowners: Please help keep our common property and street areas clean by keeping the area in front of your property clean. Pick up trash in the gutters, sweep leaves and debris from the gutters, do not throw trash on the common ground and along the main entrance.

Welcome Committee: Tony Ponder

Visits/gifts to new community members – 0

Pending visits/gifts - 4

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

Realtors Contacted – 2

Questionable Change of status – 0

New/continuing Construction – 2 (not actively listed)

Architectural Committee: Ed Ditto

1. The committee approved one new fence
2. The committee approved the expansion of an existing bedroom/bath

OLD BUSINESS

1. Easement Research – Paul Hurst continues to work on easement issues. STATUS: should be finished by the end of May
2. Correcting Covenants and By-laws – Both have now been approved by 99% of the homeowners. The corrected versions will be posted on the website.
3. Table Purchase and Installation – the table has been ordered and will be installed upon arrival, assuming the ground is soft enough. STATUS: in progress
4. 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.
5. New Signs for Back Entrance
 - a. Paul ordered a "Speed Limit" sign. He subsequently spoke with representatives at City Hall who said that several issues involving our subdivision are slated for review and the sign can't be posted until these issues are resolved. More information will follow as it becomes available.
 - b. Paul ordered a new Bradford Farms sign which will be installed this week at the back entrance.

NEW BUSINESS

1. Community Yard Sale - the annual yard sale will take place on Saturday May 2 from 7-noon. As usual, flyers and an e-mail will be sent out to homeowners. The sale will also be advertised in the local papers.

The meeting was adjourned at 7:25 PM