

**Bradford Farms Homeowners Association  
General Homeowner's Meeting  
May 26, 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:** 1 – Laura Priest, Attorney At Law with Heard Ary, LLC law firm.

Laura spoke briefly with us on ways to go about enforcing our covenants in situations where the City of Madison, due to no applicable city or state laws, cannot help us legally other than to issue warnings. Examples of such situations include homeowners parking on the street, leaving empty trash cans at the curbs, maintaining homes and yards. After advising us on several options, Laura agreed to send Lois her law firm's "fee schedule engagement letter", after which the board will discuss possible next steps.

**MINUTES FROM 04-21-09**

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 03/25/09 – 04/21/09   \$ 1,300.00

**Property Manager's Report: Lois Brown**

Total expenses:                   \$ 4,776.95  
Checking Account balance:   \$ 14,482.75  
6 month CD:                       \$ 15,402.59

There are 35 delinquent dues outstanding, plus one vacant lot, for a balance due of \$ 4,582.50. Final lien notification letters will go out in July.

**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 set has been placed near the gazebo at the front pond. It is already being used by people visiting the pond.

4. One new estimate for repairs to the front entrance wall has been received. Meetings are scheduled for additional estimates within the next few days.
5. Two floodlights are not working and the problem will be looked into this week.

**Welcome Committee: Tony Ponder**

Visits/gifts to new community members – 0

Pending visits/gifts - 4

House Info – 9 homes and 1 lot for sale, 0 homes for rent, 2 home sales pending, 1 home rented

Realtors Contacted – 2

Miscellaneous – 1 foreclosure, 1 home taken off market

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

**Architectural Committee: Ed Ditto**

No new activity

**OLD BUSINESS**

1. 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 is obtaining additional estimates. STATUS: in progress.
2. Pond treatments will be done, weather permitting. STATUS: can't be done until the rain stops long enough to make the treatments effective.

**NEW BUSINESS**

1. 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.
  - b. Turf Doctor will be contacted to find out why there are so many weeds growing in the common grounds, especially along the median.

**The meeting was adjourned at 8:10 PM**