

**Bradford Farms Homeowners Association
General Homeowner's Meeting
May 18, 2010 - 7:00 PM**

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

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

Absent: David Seitz, Kay Engelhardt, Stuart Grant

Property Manager Present: Lois Brown

Community Members Present: 1

Visitors: 0

MINUTES FROM 04-20-10

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: Lois Brown

Total Income 4/21/2010 – 5/18/2010	\$ 1,317.50
Total expenses:	\$ 1,522.94 plus \$5 bank service charge
Checking Account balance:	\$ 16,406.67
6 month CD:	\$ 6,024.88

We have collected 2010 dues from 137 out of a total of 188 homeowners so far. The first set of reminders have gone out and the second follow-ups will go out on June 1 with copies of the liens attached.

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. New ropes have been placed on both flag poles.
5. Warm weather flowers have been planted in the front entrance flower bed.
6. The city has been notified of the new leak they created when they came in to repair a leak on the city side of the system.

Welcome Committee: Tony Ponder

Visits/gifts to new community members – 1

Pending visits/gifts - 5

House Info – 10 homes and 1 lot for sale, 2 home for rent, 0 homes sold, 1 home sales pending, 0 homes rented

Realtors Contacted – 2

Miscellaneous – 1 homes vacant

Architectural Committee: Ed Ditto

1. A new shed was approved for 414 Barrington Hills Drive
2. Rebuilding the fence, replacing the siding and building a backyard patio were approved for 117 Champions Green Lane

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: Tabled since city has no money in the budget to make this repair.
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: Scheduled for May 29.
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: This week a work party will go in to cut the weeds. The Dept of Public Works plans to schedule a date to redo the drainage ditch. Paul will continue to follow-up with the city on that date.
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: Paul will make an appointment with the lawyer.
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: Completed.

6. 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.
STATUS: to be scheduled.

NEW BUSINESS

1. Front Spotlights – Dick reported that there are electrical problems at the front entrance with 4 spotlights not working properly. He will contact Madison Electric to have them check the wiring and hopefully repair it.

The meeting was adjourned at 7:30 PM