

**Bradford Farms Homeowners Association  
General Homeowner's Meeting  
November 17, 2009 - 7:00 PM**

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

**Board Members Present:** Tony Ponder, David Seitz, Dick Clem, Kay Engelhardt, Mark Wilson

**Absent:** Phyllis Goldberg, Paul Hurst

**Property Manager Absent**

**Community Members present:** 1

**Visitors:** 0

**MINUTES FROM 10-20-09**

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 09/16/09 – 10/20/09 \$ 0

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

Total expenses: \$ 1,269.11 + \$5.00 bank charges = \$1274.11

Checking Account balance: \$ 5,922.22

6 month CD: \$ 6,024.88

**SELECTED COMMITTEE REPORTS**

**Landscaping/Maintenance Committee: Dick Clem**

1. All trash containers emptied as needed.
2. All common property policed as needed.

**Welcome Committee: Tony Ponder**

Visits/gifts to new community members – 1

Pending visits/gifts - 4

House Info – 10 homes and 1 lot for sale, 2 homes for sale or rent, 1 home sold, no home sales pending, 1 home rented

Realtors Contacted – 1

Miscellaneous – 1 home vacant

## **Architectural Committee: Ed Ditto**

No new activity

### **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: in progress
2. Brush and weeds around inside lake – a group of volunteers has recently completed about  $\frac{3}{4}$  of this cleanup with the remaining  $\frac{1}{4}$  to be done asap, weather permitting. STATUS: in progress
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 have been communicating 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, ? Baker, and Bill Holtzclaw, the 7<sup>th</sup> District Councilman. An agreement has been reached that the BF will start clearing brush, the City of Madison will redo drainage ditch repair so water will drain and BF will maintain area. Issue remains who will maintain drainage with no outlet. Dick and Paul will meet and address. STATUS: in progress
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. STATUS: in progress

### **NEW BUSINESS**

1. Dick Clem introduced for discussion a suggestion to consider inviting membership for the 31 members of Hoppers Hop. A  $\frac{3}{4}$  affirmative vote of members would be effective. Paul to study.

**The meeting was adjourned at 7:35 PM**