

**Bradford Farms Homeowners Association  
General Homeowner's Meeting  
October 20, 2009 - 7:00 PM**

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

**Board Members Present:** Tony Ponder, Paul Hurst, David Seitz, Dick Clem, Kay Engelhardt (note new phone number 256-325-5863)

**Absent:** Phyllis Goldberg, Mark Wilson

**Property Manager Present:** Lois Brown

**Community Members present:** 1

**Visitors:** 0

**MINUTES FROM 09-15-09**

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 08/19/09 – 09/15/09 \$ 0

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

Total expenses: \$ 1,081.01

Checking Account balance: \$ 7,196.63

6 month CD: \$ 6,024.88

There are still 21 delinquent dues outstanding, plus one vacant lot. Final lien notification letters went out on July 1st.

**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 – 0

Pending visits/gifts - 3

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

Realtors Contacted – 3

Miscellaneous – 1 foreclosure, 1 taken off market, 2 vacant

**Architectural Committee: Ed Ditto (note new phone number 256-682-5935)**

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 ¾ of this cleanup with the remaining ¼ to be done asap, weather permitting. STATUS: in progress
3. Water leak – a resident reported that water has been leaking out of a valve control box in the front irrigation system. Lois then reported that our water bill had doubled within the past month. The leak probably explains the increased water bill. Dick will check out the leak in the morning. STATUS: Resolved – There was no leak. A faucet had been left on in error.

**NEW BUSINESS**

1. 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. The issue has been referred to Bill Holtzclaw, the 7<sup>th</sup> District Councilman, for help.
2. Stop Signs – The new 4-way stop signs on Bradford Farms Drive are to be installed Thursday with use initiated Friday October 23. There will be 4 signs placed at the intersections of BFD and Champions Green/Harpers Hop and BFD and Champions Green/Green Springs Rd. Several trees have been tagged by the City during this process. Trees with pink ribbons will be removed for safety reasons to enhance visibility at the intersections. Trees with blue ribbons might be removed if a need is proven after the signs are installed.
3. 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.

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