

**Bradford Farms Homeowners Association
General Homeowner's Meeting
September 15, 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: 1

Visitors: 0

MINUTES FROM 08-18-09

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 07/22/09 – 08/18/09 \$ 1330.15

Property Manager's Report: Lois Brown

Total expenses:	\$	3354.54
Checking Account balance:	\$	8132.64
6 month CD:	\$	6024.88

There are still 24 delinquent dues outstanding, plus one vacant lot, for a balance due of \$ 3120.00. 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 – 1

Pending visits/gifts - 2

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

Realtors Contacted – 1

Miscellaneous – 1 foreclosure

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

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

NEW BUSINESS

1. 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.
2. 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.
3. Replacement of Bradford Farms lettering and horse logos at front entrance – Paul reported that the lowest estimate he received was still much too high within the constraints of our current budget. The Board agreed to table the issue until next year.
4. **2010 Budget Discussion** – the Board went over each line item in the budget and, based upon 2009's expenditures, made some modifications and came up with reasonable amounts for 2010. Based on these amounts, next year's homeowner assessment amount was determined. After this, the budget and assessment amounts were unanimously approved. In December, as usual, all homeowners will be mailed a summary of the new budget along with a detailed explanatory letter from Paul about the budget and assessment. After this information is mailed, it will then be posted on the website as well.

The meeting was adjourned at 8:00 PM

