

Bradford Commons
Board of Directors
Meeting Minutes – January 11, 2012

Present: Napoleon Dobbins, President; Bradley Hill, Vice-President, Marty Haydon, Treasurer; Patsy Wynne, Secretary and Lisa Thieneman, Mulloy Properties. **Absent:** Joan Henry, Member –at-Large.

The meeting was called to order at 6:04 p.m.

Financial

- Currently \$8,093.53 in aged receivables. Overall, delinquencies have decreased significantly, and the few that are well beyond 90-days are being pursued by the attorneys.
- Total transfers to reserves for 2011 year-end: \$51,331.95.
- Total Current Assets for 2011 year-end: \$148,427.99.

Community Updates

- Our annual budget meeting was held on December 7th; budget was approved via quorum. The good news – “no increase in condo fees for 2012”.
- The deal on the garage being purchased for use by the board community fell through and we are still looking for a garage to purchase. Anyone still interested, please contact Lisa at Mulloy Properties – 498-2400.
- Volunteers are needed to man the different committees that we will be working on this year. Joan Henry, our Member-at-Large, will be heading up the endeavor to form committees for: Rules, Pool and Grounds. More information will be available soon.
- We would like to thank the brand new home-owner who graciously donated a recumbent bike to our exercise room anonymously. What a wonderful and thoughtful thing to do. It is greatly appreciated.

Resident Concerns

- The red camaro that was parked on the property next to Building #2 was cited and has recently been removed by the owners.
- The hole in the fence directly across from the front door of the exercise room is being repaired by the homeowner after what appeared to be some type of small fire last month.

Management Report

- Management has been looking for better entry labels for the doorbells, based on success at other properties and it appears we will be getting new and improved labels on all doorbells this spring....thanks for being so patient.
- The final building - #8 is scheduled to be completed sometime in late summer/early fall giving us 196 total units. Hard to believe it's almost over. FYI for you veteran homeowners - Gary has retired and Brent is back on-site for Hills properties.

The meeting was adjourned at 6:35 p.m.

NEXT MEETING: February 8th at 6:00 p.m. Respectfully submitted and accepted:

Patsy Wynne, Secretary