



**Bradfield Farms Homeowners Association  
Board of Directors Meeting Agenda  
February 22, 2010 – 7:30 p.m.**

***The Bradfield Farms Homeowners Association Board of Director's Responsibility is To Preserve, Maintain, Protect, and Enhance the Value of our Real Estate.***

**Roll Call - Elected Directors**

- Bill Colyer, President
- Mike Train, 1<sup>st</sup> Vice-President
- Janet Cassill, 2<sup>nd</sup> Vice President
- Bob Kline, Treasurer
- Melinda Hile, Secretary

**Committee Chairs (Attendance Optional)**

- Activities – Kelli Enos
- ARC – Carl Scavotto
- Clubhouse – Erin Foster
- Communications – Doug Morris
- Neighborhood Watch – Eve Mucci
- Special Projects – Bill Kline
- Swim Team – Laura Croy
- Welcome – Ellen Mahlan

Bradfield Farms Homeowners Association Board of Directors uses an agenda in an effort to complete necessary business in a timely manner. Agenda items are forwarded to the President in advance. Additional items may be added by Residents in Good Standing at the Resident's Concerns section of the agenda, and discussed after the published items. Individuals with time constraints may request an early agenda placement in advance.

**6:30 – Executive Session**

- Homeowner Hearings

**7:30 – Convene Regular Meeting**

**Welcome, Recognition of Homeowners & Guests**

- Resident's concerns announced from the floor by Residents in Good Standing. Time permitting, and with the Board's concurrence, these items will be discussed at the conclusion of regular business.

**Consent Items**

These are the various reports distributed by e-mail to the Board members for review prior to the meeting, and an affirmative vote signifies acceptance as written. Some points may warrant discussion prior to voting. It includes all Committee reports, Secretary's & Treasurer's reports, and the AMG report with financial updates and status of service requests.

**Old Business**

- Committee Actions:
  - Dissolve Temporary Committee – Covenants – no reports
- Review 2010 Budget

**New Business**

- Response to Anonymous Letter received by AMG – the Board does not acknowledge or respond to anonymous correspondence. First – it is not possible to determine the letter was sent by a Bradfield Farms Homeowner in good standing. Second – the Board has a procedure in place to respond to confidential concerns, questions, or inquiries from a Homeowner.
- Review Collections Process – consider additional notification prior to turning over account to attorney.
- Approve Sewer Easement requested by the City of Charlotte.
- Accept resignation of Clubhouse Committee Chair Eric Foster. Appoint Mark Manchette as chairman.
- Accept resignation of Tennis Committee Chair Clint Tate.
- Establish position of "coordinator" to replace single individual committees:
  - Tennis - To Be Filled
  - Special Projects – Bill Kline
- Status of CD Signature Renewal
- Information requested for 2009 Audit – Swim Team and Activities.

**Adjourn to Executive Session**

**Purpose of Executive Session is to discuss Confidential Homeowner concerns including Violations Report and Late Fee Collections.**

**Adjourn**

**Next Meeting Date** – Next meeting March 22, 2010 at the Peacock Lane Clubhouse @ 7:30pm. Board business can, and will, be conducted by e-mail between meetings, as usual.