

## Bloomfield HOA-2009 Annual Meeting Minutes September 15, 2009

Call to Order: 6:40 pm

Welcome & Introductions

The meeting was commenced by David Robbins (Community Manager, Grandchester Meadows, Inc.) and each of the current Board Members was introduced.

President's Report

Bob Singleton presented his report for the past year. Highlights from the various community events were shared with the members as well as the following projects which were completed: new key card access system for the pool, new pool furniture purchased, and the reserve study completed for the neighborhood. Bob also discussed the various landscaping concerns and the research that has started for a new entrance sign. The HOA will need to be involved in the completion process for the entry and the landscaped area along Panther Creek Road. Bob closed his remarks with a reminder that the Board and Committees needed volunteers.

Committee Reports

The various committee leaders explained the general function of their committee and asked for volunteers for the upcoming year. Several committee members have moved and/ or resigned for personal reasons this past year which makes new members even more important. Signup sheets were available at the end of the meeting for home owners to volunteer.

Nomination & Introduction of Board Candidates followed by Election Vote

Three homeowners were nominated for the two open positions vacated by Brenda Kitner and Bob Singleton: Lee Eason, Maigan Shrum and Bob Singleton. A vote was taken and the two nominees elected were Maigan Shrum and Bob Singleton.

Management Report

David Robbins explained how the management company visits Bloomfield once a week, looking for violations (tall grass, building things without permission, and having RV's in the backyard for an extended period of time), and he encouraged the community to get involved. This includes helping neighbors and contacting the management company when there are repeat violations. David elaborated on the purpose and scope of the reserve study completed by Reserve Advisors, Inc. There was a recommendation to form a finance committee to review the study and make a funding recommendation for the required reserves. This was included in the signup sheets provided at the end of the meeting.

Open Forum

A home owner presented a number of questions about the main entrance area, the builder sign blocking the line of sight for vehicle traffic, and the general issues with the landscaping along Panther Creek Road. David Robbins and the Board Members explained the history with the landscaping on Panther Creek Road and the intent to work with the builder on these issues. This would also include the silt fence left by the builder/ developer at the pool, which needs to be removed. The general landscape contract was discussed as it relates to including the common areas along Panther Creek Road when improved to an acceptable/ maintainable condition. There were two home owners who explained that they own a horse farm nearby and that many of the people ride the horses through Bloomfield. They requested feedback on the disposal of the horse feces and were told that complete removal was the only acceptable option. They indicated that this would be done in the future and that they would like to have Bloomfield residents notified that it will be done even if it takes a couple of hours to get to all of it each time. This information will be included in the next newsletter. A home owner who lives on the main pond indicated that the water is low and that this may be the result of cracks in the spillway. The builder/ developer will be notified.

Next Board Meeting

The next meeting will be on October 13th at 6:30 PM.

Adjourn

The meeting was adjourned at 7:45pm.