

Annual Bloomfield HOA Meeting

August 23, 2010

Meeting was called to order at approximately 7:15 PM.

Roll Call:

Board Members Present: Bob Singleton, Maigan Shrum, Gwen Norville, David Frye, Ron Loe

Management Representatives: David Robbins and Kalyn Robbins

Households attending:

7416 Ladora, Davis	7016 Pekin, Becker	Tom Hankins - Developer
2009 Castana, Fennelly	7608 Ladora, Downing	2116 Arcola, Federline
1409 Struble, Gray	7217 Leando, Folkerts	1604 Almora, Frye
1605 Afton Forest, Hartman	7313 Ladora, Hagan	1729 Afton Forest, Hansen
1700 Struble, Jusaites	1505 Struble, Hinton	7301 Ladora, Hooks
7012 Pekin, Lockamy	1716 Struble, Kozlowski	1612 Almora, Little
7209 Leando, Mohmann	2124 Arcola, Loe	2140 Arcola, McClain
1724 Afton Forest, Potter	1704 Struble, Moreton	7409 Ladora, Norville
7501 Ladora, Rogers/Ashworth	7108 Ladora, Price	7212 Ladora, Rice
1605 Almora, Shrum	2125 Conroy, Ryan	2008 Castana, Schreiner
1405 Struble, Stiles	1601 Afton Forest, Singleton	1641 Struble, Smith
1621 Struble, Youngdal- By Proxy	2120 Arcola, Strickland	1613 Almora, Voss
2128 Arcola, Barber, By proxy	7104 Pekin, Weekes, By proxy	2133 Arcola, Varma, By Proxy
7600 Ladora, Davis, By Proxy	7005 Pekin, Bohannon, By proxy	7109 Numa, Owens, By Proxy
7105 Ladora, Frank, By Proxy	7116 Pekin, Dickerson, By Proxy	1601 Struble, Difabrizio, By Proxy
7100 Pekin, Hrazco, By proxy	2125 Arcola, Hamlin, By Proxy	7200 Pekin, Harrell, By Proxy
7009 Pekin, Lucas, by Proxy	2108 Arcola, Jackson, By proxy	7200 Ladora, Layman, By Proxy
2112 Conroy, Rodolico, By Proxy	2132 Arcola, Martinez, By proxy	2117 Arcola, McCurdy, By proxy
1410 Struble, Sluss, By Proxy	2125 Conroy, Ryan, By Proxy	1616 Struble, Shaffer, By Proxy
	7612 Ladora, Smith, by Proxy	7100 Numa, Tunnell, By proxy

Bob Singleton began the meeting with a president's report, mentioning in particular that the new web site at www.BloomfieldNC.com was quicker to update and quicker to respond to contacts generated within the community.

David Robbins called for Committee reports.

Maigan reported for the Recreation Committee that one change will be that the past Halloween party will be renamed and take place on a day other than Halloween so that families may concentrate on their children on Halloween.

Gwen reported how Still Waters Professional Pool Management had conducted a nearly complaint-free season. Additionally, the pool had been converted to a saltwater chlorination system that was included in the contract with Still Waters for final payment in season 2011. Due to vandalism at the pool where several chairs had been cut up, motion lights have been installed at the pool. The pool area was also made a non-smoking environment inside the pool fence. A butt receptacle is now located outside the gate for those who want to exit the fence to smoke.

David Robbins also reiterated that new rules, or guidelines, will be very useful in taking a lot of guesswork out of violation enforcement.

Marshall Downey stood and confronted the board with his belief that the Landscaping Committee (LC) had not enjoyed the full support of the board and management company in 2010 and frustration from these feelings were what led to the resignations of the LC members. Discussions took place where it was discovered that many communication errors had probably occurred and it was decided that 2011 would be a time of much more open communication between the board and committee members.

Tom Hankins took the floor and discussed the price-points and optimum square footage requirements for homes in our area to sell well. New homes in Bloomfield will be specified in the \$250k to \$300k sales range, although presales may be whatever is requested by the buyer as long as minimum sizes specified in the covenants are adhered to. He announced four new builders who have begun to construct homes in Bloomfield, one company being his own.

A question was raised as to who had access to recreational privileges in the large lake between Leando and Ladora. Ron explained that the individual home lots surrounding the lake terminate at a common area that surrounds and includes the lake and that any resident may use the lake for recreation. He pointed out that when all houses were completed, that the permanent common access was located along the tree line that was adjacent to the lake dam from the Leando Drive side of the lake.

A concern was raised by several homeowners that say that they have trouble viewing traffic on Panther Lake Rd approaching from the south of the entrance when they are stopped at the stop sign to leave the neighborhood. Tom Hankins said that he would try to change the sign location within 30 days.

Discussion took place about the berm along Panther Lake Road. It was suggested that restrictions be placed by Tom Hankins on any lots backing up to Panther Lake Road that will prevent any homeowner from building any fence except one style for uniformity purposes. Tom also suggested that it might be easier to put up the fence and recoup the cost from builders who buy the lots in that location.

Elections took place for the board positions that were vacated by Ron Loe and David Frye. Nominees were: Stacey Moreton, Chalmers Hinton, Robert Hansen, and Joe Jusaites. The newly elected members were Chalmers Hinton and Robert Hansen. Tom Hankins decided not to use his option of casting his 44 votes at the meeting.

A call for volunteers for committees brought the same members back into the LC as in 2010 as well as Cydney Fennelly of 2009 Castana Ct.

The new Architectural Committee is headed by Ron Loe and is joined by Rob Little and Brent Lockamy.

The next board meeting is scheduled for Tuesday, September 21st at 6:30 PM at Gwen Norville's house.

Addendum:

These minutes were approved by email on 8/24 at 9:38 PM.