

# BLOOMFIELD HOA MEETING

## July 10, 2008

Call to Order at 6:30

Roll Call:

Board Members: Marcus Laws, Ron Loe, Brenda Kintner, Bob Singleton, Shannon Lockamy

Management Reps: David R

Community Members: Robbin Smith

- I. Approval of Last Meeting's Minutes 1st: Ron 2nd: Shannon
- II. Marcus Laws/ARC Committee
  - a. Monthly Status
  - b. Update on ARC
    - Getting numbers together: number approved, denied, and those in violation
  - c. Community Concerns
- III. Management Company Updates
  - a. Budget overview
    - Current Status: net profit of \$13,000, \$200 in savings
  - b. Dues update
    - David will send us proposed budget next week to prepare for the annual meeting
- IV. Ron Loe/Pool Committee
  - a. Old Business
    - *List of Variances from the covenants...* things listed in Grandfather Clause must be filed with gov't. to keep from these homeowner's from being questioned about it later
  - b. New business
    - Information Pool Letter presented by Ron
    - Pool Rule Changes... Robin to change pool rules and submit for approval
    - Robin presented VIP phone numbers and pool signage. A new sign is needed and should be posted on the front of the gate,
    - The BOD discussed purchasing new signs.  
**VOTE:** BOD voted on and unanimously approved that the Pool Committee purchase sign with VIP phone numbers to post at pool.
    - Robin handed out estimates on getting new keys or card system
    - Suggested getting a non copying key...suggested Advanced Locks...pay deposit in spring, get two keys...return keys and get deposit keys in fall
    - Pool Report handed out by Ron
- V. Bob Singleton/Landscape Committee
  - a. Old Business
    - Landscaping Contract Review...Marcus signed contract with Southern Landscaping...same as last year's budget
  - b. New business
    - Discussed concerns about properties in the neighborhood that are not being maintained properly by the homeowners. GM informed the BOD of the violation and penalty process, noting that upon the first two

notifications, if the homeowner rectifies the violation, no penalty will be incurred.

**1<sup>st</sup> Step: Door knocker**, Alerts homeowner to the violation

**2<sup>nd</sup> Step: Letter**: Informs homeowners that they will be fined if they choose not to comply

**3<sup>rd</sup> Step: Letter**: Give deadline to have violation/nuisance corrected and alerts homeowner of the impending fine and possibility of the HOA hiring someone to correct the violation/nuisance at the homeowner's cost

- BOD took a vote to determine fines for violations not rectified.

**VOTE**: BOD voted on and unanimously approved the fine assigned to violations as \$50 per day

- Dirt in back of yard: GM sent violation letter; falls under nuisance clause p. 19..homeowner considers it regrading; GM to send 2<sup>nd</sup> notification after 14 days from 1<sup>st</sup> letter
- House on Arcola with mold on siding that needed to be cleaned: GM to send letter to homeowner
- Ladora/Arcola: hole from construction vehicles and buses...who's responsibility is it? State DOT

VI. Shannon Lockamy/Recreation Committee,  
a. Old Business: Tot Lot is in place  
b. New Business:

VII. Brenda Kintner/Communications  
a. Old Business  
b. New business

VIII. Website update: Discussed having a forum on the website and requesting that Communications Committee present to the BOD information on the functionality and guidelines of the proposed forum.

IX. Calendar  
a. August 4<sup>th</sup> 6:30 BOD meeting  
b. Preparation Meeting, Location: Calvary Baptist Church August 28 6:30  
c. September's Annual Meeting at Calvary Baptist Church: September 18 6:30-8:30

X. Adjournment 8:02  
1st: Marcus                      2nd: Brenda