

# Bloomfield HOA Meeting

October 21, 2008

**Meeting was called to order at 6:34 PM.**

**Roll Call:**

**Board Members Present:** Bob Singleton, Brenda Kintner, David Frye, Gwen Norville, and Ron Loe

**Management Representatives:** David Robbins

**Community Members:** Rob Little and Maigan Shrum

Gwen Norville forwarded the motion to approve the minutes from the meeting on September 30<sup>th</sup>. Brenda Kintner seconded the motion. Approval was carried without dissent.

David Robbins discussed the financial balance sheet and clarified the rules that are followed before foreclosure is pursued on a household that is delinquent on their assessments. Also, he clarified that tax-free status is maintained as long as HOA reserves are less than 110% of the amount determined in a reserve study. David Frye will assist David Robbins in conducting a reserve study for Bloomfield.

David Robbins asked for clarification as to when the 10% increase in dues was to go into effect. It was confirmed that January of 2009 was the effective date of the increase.

David Robbins will send Ron Loe two email lists for use by the community. One list is for those who are not opposed to their address becoming public knowledge; the other is to be kept confidential. The lists will be used to update the Community Watch and each person shall be contacted by email by a member of the Communications Committee to confirm the validity of the email address and the willingness of the resident to receive community emails. The persons to be blind-copied in emails are to be made aware that they must check their email settings to allow acceptance of blind email.

The Communications Committee will send an email to the public email addresses requesting volunteers to participate in HOA Committees. Attempts are being made to contact two possible volunteers without success at this point.

Rob Little and Maigan Shrum unveiled the design for the new website to accolades from the Board Members. Ron Loe agreed to contact Matt Enders to acquire the needed information to put the upgraded website in place.

The question of campers and other recreational vehicles being parked at houses within the community was revisited. It was motioned that the owners should be allowed seven days to conduct maintenance on such vehicles before possible fines may be applied for storing the vehicles. The motion also covered trailers, mobile homes, and campers in which persons are temporarily living as guests of the household. These may remain up to fourteen days at a time. These recreational vehicles, whether for maintenance or living,

must remain entirely inside the property lines of the homeowner with no part extending into the street or over adjacent property. The motion was carried unanimously.

In the future Grandchester Meadows will include with the monthly financial reports to the BOD, a list of current ARC applicants and whether the project is approved, denied, or pending. This will allow the Board members to easily determine if construction that has been observed has or has not been brought to the attention of the ARC.

A Halloween party will be held by the Recreation Committee in the Almora Court cul-de-sac on October 31<sup>st</sup>. Signs to notify the community are being prepared by Media Hooks.

Bob Singleton announced that Tom Hankins plans on installing eleagnes along the Panther Lake berm in order to block sight and sound from the roadway. The bushes will be kept lower than the ones already in place at the entrance in order to keep maintenance costs as low as possible.

It was agreed that the meeting minutes will in the future be approved through email to expedite their posting to the Bloomfield website.

The next Board meeting will be in the sales trailer on November 18<sup>th</sup> at 6:30 PM. Ron Loe reiterated that he will be unable to attend a meeting at that time.

The meeting was adjourned at 8:01 PM with a motion by Gwen Norville and seconded by Bob Singleton.