

Bloomfield HOA-2008 Annual Meeting Minutes

September 18, 2008

Call to Order 6:38pm

Welcome & Introductions

Marcus Laws thanked the committees and the board for their service to the community. He then discussed the management company change from Omega to Grandchester Meadows (GM). GM was chosen because of their low bid and their focus on fast and effective communication.

President's Report

Major issues the board dealt with this past year:

Grandfather Letter

Bringing the HOA financials from -\$5300 to a healthy budget, anticipating @ \$8,000 in reserves at the end of the year

The BOD replaced two contracts this past year: the homeowner's and pool management companies.

The HOA paid \$2000 for pool motor expense.

Marcus thanked Tom Hankins, the developer, for contributing \$ to even out the HOA budget, for replacing the sprinkler system, and paying the bills for his properties.

Expectations for 2008-2009:

Hope to have \$6,000-\$9,000 in reserves by the end of 2008

At the August 28th board meeting, the BOD approved a 10% dues increase due to increases in HOA bills. The Pool Committee and BOD intend to purchase swipe key cards for the pool which would enforce the covenants that restrict access to the pool for homeowners who are not current on their dues or who have other outstanding violations. The key cards would also allow the Pool Committee the ability to track the pool management company's visits.

Communications Committee Report

Committee chairperson, Media Hooks, directed everyone to the directory attached to the agenda and encouraged the community to visit the website, www.bloomfieldnc.com. She announced that the Communications Committee would like the input of the neighborhood on having a forum and a classified ads section on the website. The general consensus of those in attendance was that it would be a good thing if properly managed and didn't become an outlet to publicize dissatisfaction. Media thanked Matt Enders for his generosity in constructing and maintaining the website and encouraged anyone with web maintenance experience to join the Communications Committee.

Management Report on Transition

David Robbins, owner & director of Grandchester Meadows, discussed GM's role in the community.

Finances

He stated that we had @ \$21,000 in the bank (not reserves).

In reference to and support of the dues increase, he reminded the community to bear in mind the upcoming expenses of \$4,000-\$6,000 for key cards for the pool, upkeep of the Tot Lot and the pool, and expanded landscaping costs.

Rules Enforcement

GM 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—if they see something, send GM an e-mail or a phone call letting them know.

Nomination & Introduction of Board Candidates followed by Election Vote

Two homeowners were nominated: Gwen Norville and David Frye

A vote was taken and the nominees were unanimously approved onto the board.

Open Forum

Discussion Topics:

Length of time RV's are allowed on homeowner's lots. GM stated if the RV/Camper was to remain on lot for more than 72 hours, then the homeowner needs to contact GM for permission from the board. Homeowners requested that the BOD review this rule.

Homeowner request for website to include general guidelines on landscaping, RV's, drainage ditch issues, etc.

Status on pond drainage: The developer said they are not going to drain the pond completely

Homeowner notified GM about the broken shutter at the pool. David Robbins encouraged the community to fill out a "Work Order" form on the website for any damage they see to Common Areas.

Homeowner wanted to know when and if the drainage ditches in Phase 1 would be fixed. BOD responded that the state DOT now has control of the roads and is responsible for maintaining the ditches.

Homeowners expressed frustration at developer and builders who are not keeping their grass mowed. David Robbins responded that GM does contact them to get them to keep the properties in compliance, but there isn't always a quick response.

Homeowner said that the Fonville Morrisey sales sign is blocking the view of traffic and the sign needs to be moved.

Homeowners requested that a sign be placed at the entrance of the neighborhood the day of annual meetings to remind everyone to come.

Adjourn 7:55pm