

# Bloomfield HOA Meeting

January 21, 2009

**Meeting was called to order at 6:35 PM.**

**Roll Call:**

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

**Management Representatives:**

**Community Members:**

The meeting opened with a discussion led by Bob to determine how much money should be transferred to the reserve account. David Frye is to get with David Robbins to discuss and if necessary construct a budget outlining the future reserve needs.

Bob said he had trouble accessing the HOA web site. The other members would see if they have similar difficulty.

Ron is to ask the Communications Committee to post notices asking that homeowners please remove holiday decorations within two weeks after the holiday and another asking homeowners to refrain from dumping rubbish or Christmas trees in Bloomfield. Rather, they should bring such to the convenience center located on Old Stage Road.

David Frye asked if a budget would be set up for Recreation Committee spending. It was discussed and decided that any expenditures should be calculated by the RC and brought to the other board members for approval by David Frye. The members would vote at meetings or by email on the expenditure. Any reasonable expense shouldn't have a problem.

The issue was raised as to a yard having non-operating vehicles, which are not allowed by the Bloomfield Covenants. The issue will be addressed with Grandchester Meadows so an appropriate letter may be sent out to the homeowner.

David also raised the issue of at least two homes that were occupied that had no sod laid to the road per the covenants. Gwen will address the situation with the Landscaping Committee (LC) to determine why it was not done and when sod will be placed.

David raised a question as to who is responsible for light pole outages or other problems. Any problem with a light pole in Bloomfield should be reported to Progress Energy along with the pole number so it may be repaired.

Brenda said that she would contact Jamie Hagan to see if the earlier volunteer for the ARC has been contacted. If not, she will contact him herself.

Brenda also asked that Ron contact David Robbins to determine when private access to committee activities will be available.

Several questions arose from the LC.

1: They asked if they could contact the builders to ask that the lots be cleaned better and remove waste repository areas when the site is not active. Bob will mention to Tom Hankins and the okay was given to approach the builders with the request.

2: Can anything be done about the rutting on the corner of Arcola Way and Ladora Drive where trucks and some cars repeatedly can't stay on the asphalt? Bob will ask the opinion of Tom Hankins as to the best option to address the issue.

3: Is Bloomfield paying for the upkeep of the berm along Panther Lake Road? No, we are not.

4: Who is responsible for upkeep of the Bloomfield sign (the paint is in bad shape)? We are. The LC will take a look and decide whether to hire a painter or to have it done by a resident or committee member. Then Gwen should bring an estimate to the board for approval. See addendum for supplemental information as to responsibility.

5: Can letters be sent to residents who need to reseed, sod, or otherwise perform maintenance on areas along the road in front of their home? Yes, Grandchester may send out letters since the drought is past, but Brenda cautioned that the letters should be more sensitive to the homeowners than earlier ones sent by Omega Management.

Beaver infestation was discussed. In a unanimous vote, it was decided that the current groups living around the ponds will need to be addressed by the proper authorities for removal as they deem appropriate because the beavers may cause flooding problems for properties bordering the wetland areas and pond areas per a warning from a federal official who inspected the sites. Bob will contact Tom Hankins to determine if Tom will contribute half of the cost of the removal.

The next Board meeting will be in the sales trailer on February 17<sup>h</sup> at 6:30 PM.

The meeting was adjourned at 7:41 PM with a motion by Gwen Norville and seconded by Bob Singleton.

Addendum:

Tom Hankins responded that the NCDOT has already accepted the need for repair at Arcola and Ladora.

Web Site problems were not found.

Notices about decorations and dumping were sent out.

David Robbins reported that private access for committees is expected within the next month.

Tom Hankins responded to Bob's inquiry about the Bloomfield sign and said that Fonville-Morisey should fix the sign.