

Bloomfield HOA Meeting

February 17, 2009

Meeting was called to order at 6:32 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 about when late fees are applied to an account. David Frye will contact David Robbins to inquire if late fees stop when a payment plan has been established with a homeowner.

Bob read the financial reports and no one had questions or concerns.

David Frye had a reserve study estimate for Bloomfield in the amount of \$2900. The study would identify property of the HOA as well as expected maintenance and replacement costs of various holdings. It predicts the surplus required in savings in order for the community to meet future financial obligations. The study is required in order to determine the minimum required surplus for solvency and the maximum allowable surplus for the Bloomfield HOA to remain non-profit to avoid annual taxation. David will contact the agency and define what "survey" entails.

Bob met earlier with a man who will give an estimate for a key card system to be installed at the pool. Bob also discussed the possibility of installing a cheap security camera system at the pool area. He will continue acquiring estimates for the jobs.

Brenda informed the BOD that Randy Walsh has joined the ARC.

It was decided that a homeowner who wishes to address grievances with the BOD shall be asked to join the March meeting at 7:20 PM. Ron will relay the wish to David Robbins. See addendum.

Gwen will communicate with the Landscaping Committee to see what has been decided and/or done as to the downed tree and other dead trees on common property located behind 7504 Ladora Drive.

Bob will contact Tom Hankins to remind him that someone needs to come take care of the beaver problem. Tom has agreed to pay half of the fees involved.

Homes where sod has not been laid to the road per the covenants may not be an issue as the homes have not been sold, yet. It is believed that the builders will place the sod when the house is sold. The issue will be readdressed if this does not occur upon sale.

Gwen is to talk to David Robbins so letters are sent out apologizing for the bad timing of previous letters addressing poor grounds upkeep in yards and along the streets. The letters were supposed to be sent in early Fall but were inadvertently sent in Winter when the corrections are not practical. The apology letter should reiterate that the homeowners who

received the notices should proceed with grounds restoration and/or upkeep as soon as the weather conditions permit.

Gwen will contact persons at the Dept. of Transportation to get a contact for solving the rut problem at the corner of Ladora Drive and Arcola Way.

The Recreation Committee wishes to hold a community yard sale on April 4th with a neighborhood preview on the evening of April 3rd. They will send out notices of said yard sale to the community.

The meeting was adjourned at 7:42 PM with a motion by Gwen Norville and seconded by Brenda Kintner.

The ARC is to be invited to the March meeting for demonstration of the interactive violations software that will be brought online by Grandchester Meadows.

Addendum:

Ron has communicated the information about the homeowner wishing to attend a meeting to David Robbins. 2/18/09 at 7:20 AM

Melissa, with the NCDOT told Gwen that the hole at Arcola and Ladora would be fixed. If more than a week passes, they will be contacted again at 733-4768.

David Frye is checking local HOA references for Reserve Advisors, Inc.

Gwen has contacted a tech who she knows that can advise us on camera and swipe-card systems.

These minutes were approved by email on 2/18/09 at 2:15 PM.