

Annual Bloomfield HOA Meeting

August 23, 2010

Meeting was called to order at approximately 7:15 PM.

Roll Call:

Board Members Present: Bob Singleton, Maigan Shrum, Gwen Norville, David Frye, Ron Loe

Management Representatives: David Robbins and Kalyn Robbins

Households attending:

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| 7416 Ladora, Davis | 7016 Pekin, Becker | Tom Hankins - Developer |
| 2009 Castana, Fennelly | 7608 Ladora, Downing | 2116 Arcola, Federline |
| 1409 Struble, Gray | 7217 Leando, Folkerts | 1604 Almora, Frye |
| 1605 Afton Forest, Hartman | 7313 Ladora, Hagan | 1729 Afton Forest, Hansen |
| 1700 Struble, Jusaites | 1505 Struble, Hinton | 7301 Ladora, Hooks |
| 7012 Pekin, Lockamy | 1716 Struble, Kozlowski | 1612 Almora, Little |
| 7209 Leando, Mohmann | 2124 Arcola, Loe | 2140 Arcola, McClain |
| 1724 Afton Forest, Potter | 1704 Struble, Moreton | 7409 Ladora, Norville |
| 7501 Ladora, Rogers/Ashworth | 7108 Ladora, Price | 7212 Ladora, Rice |
| 1605 Almora, Shrum | 2125 Conroy, Ryan | 2008 Castana, Schreiner |
| 1405 Struble, Stiles | 1601 Afton Forest, Singleton | 1641 Struble, Smith |
| 1621 Struble, Youngdal- By Proxy | 2120 Arcola, Strickland | 1613 Almora, Voss |
| 2128 Arcola, Barber, By proxy | 7104 Pekin, Weekes, By proxy | 2133 Arcola, Varma, By Proxy |
| 7600 Ladora, Davis, By Proxy | 7005 Pekin, Bohannon, By proxy | 7109 Numa, Owens, By Proxy |
| 7105 Ladora, Frank, By Proxy | 7116 Pekin, Dickerson, By Proxy | 1601 Struble, Difabrizio, By Proxy |
| 7100 Pekin, Hrazco, By proxy | 2125 Arcola, Hamlin, By Proxy | 7200 Pekin, Harrell, By Proxy |
| 7009 Pekin, Lucas, by Proxy | 2108 Arcola, Jackson, By proxy | 7200 Ladora, Layman, By Proxy |
| 2112 Conroy, Rodolico, By Proxy | 2132 Arcola, Martinez, By proxy | 2117 Arcola, McCurdy, By proxy |
| 1410 Struble, Sluss, By Proxy | 2125 Conroy, Ryan, By Proxy | 1616 Struble, Shaffer, By Proxy |
| | 7612 Ladora, Smith, by Proxy | 7100 Numa, Tunnell, By proxy |

Bob Singleton began the meeting with a president's report, mentioning in particular that the new web site at www.BloomfieldNC.com was quicker to update and quicker to respond to contacts generated within the community.

David Robbins called for Committee reports.

Maigan reported for the Recreation Committee that one change will be that the past Halloween party will be renamed and take place on a day other than Halloween so that families may concentrate on their children on Halloween.

Gwen reported how Still Waters Professional Pool Management had conducted a nearly complaint-free season. Additionally, the pool had been converted to a saltwater chlorination system that was included in the contract with Still Waters for final payment in season 2011. Due to vandalism at the pool where several chairs had been cut up, motion lights have been installed at the pool. The pool area was also made a non-smoking environment inside the pool fence. A butt receptacle is now located outside the gate for those who want to exit the fence to smoke.

David Robbins also reiterated that new rules, or guidelines, will be very useful in taking a lot of guesswork out of violation enforcement.

Marshall Downey stood and confronted the board with his belief that the Landscaping Committee (LC) had not enjoyed the full support of the board and management company in 2010 and frustration from these feelings were what led to the resignations of the LC members. Discussions took place where it was discovered that many communication errors had probably occurred and it was decided that 2011 would be a time of much more open communication between the board and committee members.

Tom Hankins took the floor and discussed the price-points and optimum square footage requirements for homes in our area to sell well. New homes in Bloomfield will be specified in the \$250k to \$300k sales range, although presales may be whatever is requested by the buyer as long as minimum sizes specified in the covenants are adhered to. He announced four new builders who have begun to construct homes in Bloomfield, one company being his own.

A question was raised as to who had access to recreational privileges in the large lake between Leando and Ladora. Ron explained that the individual home lots surrounding the lake terminate at a common area that surrounds and includes the lake and that any resident may use the lake for recreation. He pointed out that when all houses were completed, that the permanent common access was located along the tree line that was adjacent to the lake dam from the Leando Drive side of the lake.

A concern was raised by several homeowners that say that they have trouble viewing traffic on Panther Lake Rd approaching from the south of the entrance when they are stopped at the stop sign to leave the neighborhood. Tom Hankins said that he would try to change the sign location within 30 days.

Discussion took place about the berm along Panther Lake Road. It was suggested that restrictions be placed by Tom Hankins on any lots backing up to Panther Lake Road that will prevent any homeowner from building any fence except one style for uniformity purposes. Tom also suggested that it might be easier to put up the fence and recoup the cost from builders who buy the lots in that location.

Elections took place for the board positions that were vacated by Ron Loe and David Frye. Nominees were: Stacey Moreton, Chalmers Hinton, Robert Hansen, and Joe Jusaites. The newly elected members were Chalmers Hinton and Robert Hansen. Tom Hankins decided not to use his option of casting his 44 votes at the meeting.

A call for volunteers for committees brought the same members back into the LC as in 2010 as well as Cydney Fennelly of 2009 Castana Ct.

The new Architectural Committee is headed by Ron Loe and is joined by Rob Little and Brent Lockamy.

The next board meeting is scheduled for Tuesday, September 21st at 6:30 PM at Gwen Norville's house.

Addendum:

These minutes were approved by email on 8/24 at 9:38 PM.