

Armfield Homeowners Association, Inc.  
Annual Member Meeting Minutes  
Armfield Clubhouse  
November 13, 2022

Meeting was held in the lower level of the clubhouse and was called to order at 4:03 PM by Joan Tao, Acting President. There were 28 lot owners present or represented by an owner via proxy.

Joan Tao introduced the Board members present and asked them to say a few words. Those present were Joan Tao, Acting President; Steve Brookbank, Vice-President; Jeff Lewis, Treasurer; Lee Ann Daly, Secretary; Aveline Quinlan and Elizabeth Riley. Joan gave a brief outline of the Agenda.

1. Election of new board members. There were (2) positions on the East with two candidates identified (Lee Ann Daly, Cecile Stringfield) and (1) on the West with one candidate identified (Darryl Hodge). There was a nomination from the floor for one of the East side positions (Elizabeth Stegall). Elections were held by secret ballot and the following have been elected to serve a two-year term beginning January 2023:

East Side

Lee Ann Daly

Elizabeth Stegall

West Side

Darryl Hodge

2. Jeff Lewis presented the proposed 2023 Budget. The dues will remain the same and have not changed since 2012: \$415.50 quarterly (\$1,662.00 yearly). There were some slight changes from the 2022 budget. The changes include a small increase in operating expenses which results in a small decrease in funds put into the reserve account. A line item has been added to start accumulating funds for future "stub road repairs" on the West side. A motion was made to approve the budget. It was voted on and approved.

3. The Landscape Committee has been pleased with the landscape company taking care of the common grounds of the community. If anyone has a specific issue they feel needs to be addressed, please contact the HOA.
4. The History of Armfield was discussed with Jeff Lewis and Joan Tao, being long-time residents, providing additional information. There was discussion regarding the condition of the clubhouse and amenities, the long standing agreement the HOA has with David Couch and what options we may have with Mr. Couch. A thought presented was to do away with the amenities and have people join outside pools. The counterpoint was made that the amenities affect our ability to sell our homes. Concern was expressed that all homeowners needed to be informed and involved, and more research needed to be done, before seriously considering any suggestions involving changing the current access and use of amenities. As a result of this discussion, it was suggested to form a committee to discuss and the have further meetings with all homeowners who wish to attend. The new HOA Board will address this at their first meeting in January 2023 and send a message to homeowners to see about forming this committee.
5. At the Annual Meeting in November 2020, the homeowners present voted to approve a motion to change the method of contacting homeowners from USPS to E-Mail. This was not recorded in the Minutes from that meeting and a re-vote was necessary. A motion was made to make the change, it was voted on and approved. The By-Laws will be updated to reflect this change.
6. Open Forum
  - A) During discussion of the 2023 Budget, it was mentioned that the landline we have is very expensive and there may be other alternatives. Darryl Hodge volunteered to investigate changing from a landline to a less expensive internet-based VoIP phone.

- B) During discussion of the 2023 Budget and the line item that was added for Road Repairs, Lee Ann Daly advised that she had contacted the Sandy Ridge Maintenance Center, 336-543-9440 and spoke with Chad Taylor. She requested that someone come to Armfield and evaluate the roads and advise when they would be put in the cycle for repaving. She was advised that it would probably be 5+ years. She told them that the roads on Wyatt Drive and McKibben Circle are in very bad condition and in places the road is breaking up. They did send someone to look at them and as a result places on Wyatt Drive and the circle in front of the clubhouse had some repairs done. The Board had discussed that the stub roads on the West side would be addressed when all the roads were repaved.
- C) Information was presented by Olivia Wood that the speed limit on the West side had been reduced to 30 MPH. She is going to provide the Board with all the background data on this and see what may can be done to reduce it to 25 MPH.
- D) Homeowners on the West side brought to the attention of the Board that the lighting at the entry to Henson Forest Drive needs to be fixed and increased.
- E) The STOP sign on Mahlon Lawrence is missing. Lee Ann Daly had previously contacted the DOT and was advised that they are not responsible for this. Steve Brookbank volunteered to get a STOP sign and put it up. NOTE: THANKS to Steve Smith for taking care of this in a few days after the meeting!
- F) A suggestion was made to have more meetings with homeowners, not just the Annual Meeting in November. The HOA Board will discuss this at their meeting in January.

G) A suggestion was made to have a neighborhood directory. Darryl Hodge has sent out a link for those who would like to participate in this. The West side has already been doing this.

With no other business to discuss, the meeting was adjourned at 5:45 PM.

Respectfully Submitted,  
Lee Ann Daly  
Armfield HOA Secretary