

Armfield Homeowners Association, Inc.  
Annual Member Meeting  
Armfield Clubhouse  
November 7, 2021

Meeting was held at the clubhouse pool deck and was called to order at 3:08 PM by Brian Price, President. It was determined that we did not have a quorum present as there were (15) of the (97) lots represented by members present or by proxy. This did not constitute the minimum 20% requirement for a quorum.

1. Brian Price opened the meeting with the introduction of the Board members present: Brian Price, Jeff Lewis, Steve Brookbank, Lee Ann Daly, Aveline Quinlan and Jeff Roy. He discussed the need for homeowners to participate in the HOA. If we cannot get homeowners to step up and contribute of their time, it may be necessary to turn the operation of the HOA over to a management company. This would require a significant increase in annual dues.

There could not be an election of new board members because there was not a quorum. Given that there were no write-in candidates or nominations from the floor, the Board exercised its authority to appoint the following to a two year term effective 1/1/2022:

Two Directors – West

Joan Tao

Jeff Roy

Two Directors - East

Brian Price

Jeff Lewis

2. Jeff Lewis presented the proposed 2022 Budget and discussed the slight changes to it from the 2021 Budget. The changes include a small increase in operating expenses which results in a small decrease in funds put into the reserve account. The Budget includes an Annual Assessment of \$1,662.00 (\$415.50 quarterly) and there is no increase over 2021. The Declaration of Covenants allows for ratification of the budget by the members present without a quorum. The proposed Budget was unanimously adopted by a show of hands.

3. The Landscape Committee is pleased with the new landscape company taking care of the common grounds of the community. There was brief discussion of the Trail and possible plans for completion by Summerfield. If anyone has a specific need that they want addressed, please contact the HOA.
4. Tom Rososky spoke on behalf of the Pool Committee. Unfortunately we are again looking for a Pool/Clubhouse Chairperson. Anyone wishing to volunteer should contact the HOA.

Tom spoke to the pool issues we experienced over the summer which included failures on three of the biggest weekends of the summer: Memorial Day, July 4<sup>th</sup> and Labor Day. The problem has been failure of the pool motors. In the past, the motors have been repaired and returned to operation. The Board has approved the purchase of two new motors which we are hopeful will solve the issue and give the homeowners a long, enjoyable pool season.

5. Open Forum

- A) Discussion about the Clubhouse, pool and tennis courts. These are amenities that the HOA does not own but which the HOA has been given exclusive use by David Couch. The HOA is responsible for repairs as needed on these amenities (example: HVAC, pool). The pool was repaired in 2019 at a cost of \$53,000. The tennis courts are in dire need of repair and the cost would be approximately \$40,000. This issue has been raised at full membership meetings in the last couple of years and the Board asked attendees if they would be willing to participate in a one-time special assessment to finance the \$40K+ cost and the response has been overwhelmingly against that.

- B) The above discussion led to a conversation regarding the future of Armfield and what plans David Couch has for Armfield and the amenities. Some thoughts were expressed by Board members who are in touch with his future development plans. It was suggested that the HOA invite Blue Ridge Property Development and Mr. Couch to come and speak with the homeowners and present information on the development and plans for Armfield. This appealed to the homeowners present. The HOA Board will contact all homeowners to see if there is an interest by homeowners to participate in this.
- C) There was discussion regarding the use of email, instead of Post Office, to communicate with homeowners. It was thought that some homeowners had not received the email with the information about the Annual Homeowners Meeting. At last year's meeting it was voted to use email as the method to communicate with homeowners and the HOA will work to ensure that the email list is accurate.
- D) It was suggested to have more communication between the HOA Board and the homeowners either by email or the HOA website. The website could use some updating, but there is good information there. You can reach it by: [armfieldhoa.yolasite.com](http://armfieldhoa.yolasite.com). In addition, we have a closed Facebook page that you can request to join. It is called Armfield Neighbors.
- E) Compliments were paid to the HOA for the cleaning and painting of the stone entrances to both sides of Armfield as well as the cleaning of the white fence along Brookbank Road.

With no other business to discuss, the meeting was adjourned at 4:07 PM

Respectfully Submitted,  
Lee Ann Daly  
Armfield HOA Secretary