



**Blakefield Annual Meeting of Members  
Saturday, May 31, 2025, from 0930 – 1030  
Location: Blakefield Community Park**

**Call to Order:** 09:36 am by Damon Wyche

**Roll Call/Certification of Proxies, and Members Present (*Damon Wyche*)**

- Roll Call of HOA Board Members present
  - o Damon Wyche (President), Aaron Carter (Vice President), Keri Alpers (Treasurer), Ashley Shick and Sean Martin (Members at Large)
- Roll Call of HOA Board Members not present
  - o Earnest Tucker (Secretary) has chosen to step down from position and Brandy Hawkins (Event Coordinator) not present
- Quorum of 20% of the total members entitled to vote not met for this meeting

**Budget Update (*Keri Alpers*)**

- Only seven homeowners haven't paid their dues, which is an improvement from previous years
- Blakefield HOA Bank Account currently has \$19,000

**Neighborhood Improvements (*Keri Alpers*)**

- Playground mulch was replaced
- Bushes at the entrance replaced, larger bushes in back smaller in front)
- Upcoming improvement projects
  - o Landscaping at the park needs to be updated
- Homeowners in attendance asked about the following:
  - o Hole at entrance to subdivision being fixed
    - Response from HOA Board- "Unfortunately that is not our property and do not have no control over that situation."
  - o Any other larger projects in the future
    - Building a pavilion at the park; very expensive so need to continue saving
    - Other Projects Discussed in the Past
      - Walking trail
      - Putting green behind the cemetery

**Neighborhood Events (*Keri Alpers in Brandy Hawkin's absence*)**

- Upcoming
  - o Movie night for the kids, will be in the evening
  - o End of Summer/Back to School Cookout
  - o Yard Sale in the Fall (date TBD)
  - o Halloween will have an event (date TBD)
  - o Christmas will have an event (date TBD)

## **Housekeeping Policy /Neighborhood Maintenance/ARC Form (i.e., Property upgrades such as driveway extensions, fencing, pools, sheds, and solar panels) (Damon Wyche)**

- Overview
  - o We currently have about 270 homes with another 70-80 homes coming in for a total of around 340 homes total.
  - o Until the subdivision is completed, the roads cannot be turned over and controlled by NCDOT.
    - Speed limit is 35 mph; once subdivision is completed we can petition for speed limit to be reduced to 25 mph
    - Speed bumps/humps not allowed to be placed; homeowners are not permitted to place these either
- Expectations
  - o What we look at: appearance of property from the roadway
  - o Grace Period: 2-3 week grace period will be issued and if not taken care of then will be addressed (i.e., tall weeds, lawn unkept, etc.)
  - o A review of houses, easements, siding etc. will take place every 6 months
    - Next review will be in September 2025
- Housekeeping Policy
  - o Biggest issues this year: easement maintenance and mold on siding of houses
- Easements
  - o If fences do not back up to each other, homeowners are responsible for maintenance of the easement
    - Suggestions of maintenance: Kill overgrown grass, use pine straw over it, spray once or twice a year and it usually won't come back
- Neighborhood Maintenance
  - o Suggestion to help with housekeeping items
    - Hiring companies to help with things such as pressure washing siding every 6 months if homeowners are interested
  - o Park maintenance to be soon again
  - o Cracks between street and curb to be treated twice a year
  - o Grass from yard to streets maintenance the responsibility of homeowners
- ARC Form (i.e., property upgrades- driveways, fencing, pools, sheds, solar panels, etc.)
  - o Blakefield HOA Board needs to be notified first prior to start of project
  - o Must meet county ordinances
  - o If not approved first and project completed anyways, homeowner accepts responsibility for any removal or demolition costs of project
  - o Reminder: Blakefield HOA Board has 30 days to respond to emails legally. All Board Members work full-time jobs in addition to volunteering for their positions on the Blakefield HOA Board.
- Homeowners in attendance asked about the following:
  - o Who is responsible for maintenance of walking trail by retention pond by the basketball court?
    - Broadwell still owns the land. Plan is to turn over land deed to HOA. Land is not currently maintained by Blakefield HOA. Possibly only a

temporary trail as new homes are built and access no longer will be available when property is bought by other homeowners

- Other Items
  - o Basketball Court update: kids hanging out late at night back at the beginning of the year after dusk; rules posted on fence that state park hours are 0800am to dusk. At dusk park is to be cleared out.

### **Miscellaneous Business (*Damon Wyche & Aaron Carter*)**

- Still receiving emails from the old email account
- Please use new email account which is posted on the sign board at the front entrance and was on the Notice of Annual Meeting of Members letter that just went out about this meeting
- Marijuana usage: need to come together as a community and solve this problem. Be respectful of others. Agency can be called out to home if homeowners are not respectful of other homeowners around them.
- Attempted to approve new amendment for signs
  - o Need roughly 135 homeowners to approve (50%)
  - o Damon found a company who can make personalized flag signs (i.e., stay off my grass) in which all signs will be uniform
    - Damon will send out a message on Facebook and possibly a letter to see who is interested
    - Signs will be \$8.00 each
    - This will be the ONLY sign allowed in the yard
- Park use for parties and power
  - o \$25 flat rate for use
  - o Power box will have a padlock on it
    - Permission from Blakefield HOA Board Member required first
    - Homeowner asked if any restrictions on power usage at the park: No restrictions
- Garage Door Issues
  - o Recently, person on Blakefield Homeowners Facebook post about garage door services scams
  - o Credible Services: Marvin Allen Garage Door services, quick and efficient, used by multiple homeowners with great results
- Rules for parking in front of other homeowners' homes
  - o Ask neighbors permission; keep informed out of respect if having parties
  - o There are no other options currently for additional parking spaces
  - o Speaking with Motorcycle club may be an option in the future
- Vacant Secretary Position
  - o Earnest Tucker was Blakefield HOA Secretary but recently had to step down
  - o Stacey Feeback volunteered to fill secretary position on the board
    - Blakefield HOA Board appointed Stacey Feeback to be Blakefield HOA Secretary until election time

**Adjournment:** 10:24am by Damon Wyche