

**Blakefield Homeowners Association  
Special Assessment Meeting  
Sunday, November 23, 2025, at 3:00pm  
Blakefield Basketball Court**

Blakefield Homeowners in Attendance

*\*\* All names have been verified as valid homeowners of Blakefield Subdivision*

- 1) Michael and Crystal Kodel
- 2) Omega and Cynthia Rhone
- 3) Tyrus and Towanda Jackson
- 4) Alfonso and Juliet Miller
- 5) Sarah Wilson
- 6) Marianne Ashworth
- 7) Keith and Mary Vanderzell
- 8) Blair and Wendy Rockwell
- 9) Bill and Iris Hanes
- 10) Emma Jabbour
- 11) Kim White
- 12) Mike Gathright
- 13) Claire Gonzalez
- 14) Keri Alpers
- 15) Stacey Feedback
- 16) Jason and Ashley Shick
- 17) Aaron Carter
- 18) Rhoda Richardson
- 19) Lucy Wilkerson
- 20) Cynthia and James Farris
- 21) Mellettis Gardner
- 22) Kindra Lee
- 23) Phillip and Lisa Robinson
- 24) Jesse Hughes
- 25) Sean Martin
- 26) Damon Wyche

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**Meeting Minutes**

***Blakefield HOA Board Members Present:*** Damon Wyche (President), Aaron Carter (Vice President), Keri Alpers (Treasurer), Stacey Feedback (Secretary), Ashley Shick (Member at Large), Sean Martin (Member at Large)

***Blakefield HOA Board Members Absent:*** Brandy Hawkins (Events Coordinator)

- Call to Order at 3:06pm
- Roll call and members present completed
- Keri started the meeting by reviewing the purpose of the meeting to build a pavilion for the park area as previously discussed in our recent bi-annual HOA meeting.
- Previous quote received to build pavilion at the park was a minimum of \$40,000
- Special Assessment will be due by June 30<sup>th</sup>, 2026, if approved as a one-time fee to go towards building a community pavilion here at the Blakefield Park
- Whomever is present for today's meeting will be allowed one vote per household; the vote will take place today.
- Normal annual HOA dues will be due by January 31<sup>st</sup>, 2026
- Suggested special assessment dues of \$150 will be due by June 30<sup>th</sup>, 2026, if approved by at least 50% of those homeowners in attendance today at this special meeting.
- Lights will be available at the pavilion but controlled by a Blakefield HOA Board Member as the power box is locked.
  - o An HOA Board member will be responsible for turning on/off power at the park.
- Suggested that a fee be paid to use power at pavilion, rate to be determined still.
- If everyone does not pay to meet the quote requirement to build the pavilion, the money will then be placed back in the back until funds are met for the project.
  - o If this is the case, another special assessment may be recommended for the following year to meet financial needs.
- If someone wants to hold an event and hasn't paid, they will not be able to use power at the pavilion.
- Parking concern: parking is preferred in front of the park and not in front of the houses surrounding the park.

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- Voting of Special Assessment for pavilion
  - o Motion to approve a one-time special assessment fee of \$150 to be paid by June 30<sup>th</sup>, 2026, to go towards building a pavilion at the park motioned by Blakefield homeowner Rhoda Richardson.
  - o Above motion seconded by Keith Vanderzell.
  - o All homeowners (one per household) voted unanimously to approve the above motion.
- Adjournment of meeting at 3:25pm