



Bloomfield Estates Improvement Association, Inc
Annual Meeting: May 6, 2026
Minutes

Meeting was called to order by President Rich Sorensen at 7:03PM.

Secretary's Report by Angela Jurson. Highlights include:

- Motion to accept the previous meeting's minutes was offered by Ricky Darbyshire and supported by Lyudmila Kart. The minutes were accepted by the BEIA Board.
- Jurson reminded attendees of the **materials that are available on the BEIA website** www.bloomfieldestates.org, including: Annual Meeting Minutes, By-Laws, Deed Restrictions, Lot Map, and the annual newsletter.
- The **spring clean-up day** was well attended with 13 neighbors, Boy Scout Troop #1034, and neighborhood mascot Toro the chocolate lab. In total, 18 bags of garbage were picked up from the perimeters of our neighborhood – Big Beaver, Woodward, Kensington, and Charing Cross Roads. We thanked the Boy Scouts with a pizza gift card for the Troop. If you participated, thank you! If you were unable to join us, thank a neighbor who did.
- The **BEIA Annual Picnic** is scheduled for Tuesday, June 23rd from 5-9PM at Springdale Golf Course.

President/Treasurer's Report by Rich Sorensen. Highlights include:

- The **annual financial report** was reviewed, with the largest expenditures again being the pond/common area maintenance, legal fees to defend the deed restrictions, and the Charing Cross pillar repairs (reimbursed by insurance settlement from accident). Additional expenses of approximately \$2500 to clean the pillars are expected in 2026.

- Invoices for **BEIA dues** were sent to home and vacant-lot owners in April. Collections to date are approximately 40% of all neighbors.
- The **road condition EOI** received its initial 50% inquiry interest and was submitted to Bloomfield Township. The Assessor's office has filed the request with Oakland County, who will investigate the requirements to widen the neighborhood roads to meet today's code, provide a list of hard- and soft-landscape that might be affected, research drainage requirements, mitigate construction damage, and provide a cost proposal sometime next year. With this information, we will call a meeting of neighbors to learn the details of the proposal, and each homeowner will have the opportunity to vote on the proposed assessment. We are told by Oakland County that there is a large backlog of EOIs and that we should not expect to hear from them for another 18-24 months. As of now, we are asked to contact Bloomfield Township Public Works at 248-594-2802 for any neighborhood road conditions that need to be addressed.
- The **ALPR security camera proposal** that was discussed late last fall has been declined by the HOA, citing private ownership of captured data as the concern. The police and Township will have the opportunity to review the proposal by a private citizen and determine if they want to approve for the county-owned roads and setbacks.

Architectural Review Report by Brian Butler. Highlights include:

- Two newly completed projects are now occupied. Five new homes and two remodels are currently under construction. Three stamped projects have yet to commence. Architectural review continues as plans are submitted/changed. Thus far, all have met BEIA deed restrictions and neighborhood approval.

Other Business by Angela Jurson. Highlights include:

- In an effort to reduce our legal fees/fights, we discussed the options to educate current homeowners, new buyers, and the realtor community so that the HOA deed restrictions are clearly understood at the time of sale/purchase. It was suggested that we mail a complete history of the neighborhood and deed restrictions to the current owners and any listing realtor when a home/property is listed. (AJurson)
- We discussed the need for signs in/out of the golf course to remind golfer-guests that they need to slow down when commuting through our neighborhood. (AJurson)
- We discussed the possibility of requesting one-way signage on the entrance "Vs" at Longmeadow/Charing Cross and Brookdale/Charing Cross. This request is on hold until Oakland County finalizes its EOI research/recommendations. (On hold)

Election of New Board Members by Rich Sorensen. Highlights included:

- Rich Sorensen volunteered to re-up his position as president for a new three-year term. Thank you, Rich, for your leadership.
- Brian Butler would like to mentor a new board member into the architecture review chair; nominations were made, the Board will follow up with those nominees to discuss further.

Meeting was adjourned by Barb Karchon and seconded by Ricky Darbyshire at 8:00PM.