

BLOOMS CROSSING OWNERS ASSOCIATION
Minutes – September 16, 2010
Cougar Elementary School

Board Members Present: Greg Ferguson, Vice President
Stacy Leamer, Director
Cyndi Wichelt, Director

Others Present: Jonathan Sucher, Cardinal Management
Jaime Valentine, Recording Secretary

Residents Present: None

CALL TO ORDER

Mr. Ferguson called the meeting to order at 7:12 PM.

APPROVAL OF MINUTES

Mr. Ferguson **MOVED** to approve the minutes of the August 19, 2010 Board meeting with the following amendment:

- On page two, note that Mr. Ferguson is on a three year term expiring this year
- The motion was **SECONDED** by Ms. Leamer and **PASSED** unanimously.

OPEN FORUM

No residents were present.

MATTERS FOR BOARD INFORMATION

Audit

The 2008 and 2009 audits have not been signed and this item was tabled until the rest of the Board could be present.

Architectural Issues

Mr. Sucher cited 83 homes for yard violations. A resident inquired about tinting her windows. This is not expressly prohibited but it would require approval from the ARB. Mr. Sucher will inform the resident that they must submit an application.

August Financial

Mr. Sucher reviewed the August financial statement provided to all Board members in the Board package.

2011 Proposed Budget

Ms. Wichelt **MOVED** to approve to 2011 proposed budget as amended during the meeting. The motion was **SECONDED** by Ms. Leamer and **PASSED** unanimously.

The budget should be mailed out with the annual meeting notice and call for candidates.

Annual Meeting

The annual meeting will be held on October 21. The annual meeting notice and call for candidates should be mailed out on September 20 with candidate statements due by October 4. The proxies and agenda should be sent out by October 7. There will be two three year terms and one one year term available.

Storm Water Ponds

Management will set up a meeting with Apex.

Homeowner Request

The Board reviewed correspondence from 9413 Silver Meteor Court regarding the replacement of a tree. The Board directed Management to get a quote from the landscaper to replace the tree.

Payment Plan Request

Mr. Ferguson **MOVED** to approve the payment plan for account #3850 contingent upon the owner continuing to pay the regular monthly assessment. The motion was **SECONDED** by Ms. Leamer and **PASSED** unanimously.

EXECUTIVE SESSION

Mr. Ferguson **MOVED** to recess into Executive Session to discuss legal matters at 8:08 PM. The motion was **SECONDED** by Ms. Wichelt and **PASSED** unanimously.

Mr. Ferguson **MOVED** to reconvene in Open Session at 8:14 PM. The motion was **SECONDED** by Ms. Wichelt and **PASSED** unanimously.

ACTION FROM EXECUTIVE SESSION

Mr. Ferguson **MOVED** to approve hiring a private investigator per the attorney's recommendation for account #3619. The motion was **SECONDED** by Ms. Leamer and **PASSED** unanimously.

Mr. Ferguson **MOVED** to close and write off account #3947 per the attorney's recommendation. The motion was **SECONDED** by Ms. Leamer and **PASSED** unanimously.

Mr. Ferguson **MOVED** to close and write off account #0494-01 per the attorney's recommendation. The motion was **SECONDED** by Ms. Leamer and **PASSED** unanimously.

ADJOURNMENT

Mr. Ferguson **MOVED** to adjourn the meeting at 8:16 PM. The motion was **SECONDED** by Ms. Leamer and **PASSED** unanimously.

Respectfully Submitted By:

Attested By:

Jaime Valentine
Recording Secretary

Tom Reidy
Secretary of the Board