

OFFICIAL MINUTES OF THE REGULAR SCHEDULED MEETING
OF THE BLOOMS CROSSING HOMEOWNERS ASSOCIATION
MEETING ON WEDNESDAY, SEPTEMBER 4, 2002, AT 4:00 PM AT
CITY HALL, ONE PARK CENTER COURT, MANASSAS PARK,
VIRGINIA

Present: Directors:
Brett Shorter, President
Sharon Corbin, Vice President
Cheryl Kenny
David W. Reynal
Absent: Lana Conner, Secretary/Treasurer
Also Present: Sandy Mango, CMC

I. Call to Order: 4:00 PM

II. Resident Form:

There were no citizens present.

III. Approval of Minutes:

There were no minutes ready for approval.

IV. Architectural Request:

(1) John Moore, 9476 Black Hawk Court: ACA 00-215A: Mr. Moore does not consider that his fence does attach to the rear foundation. He stated that the covenants state that fences cannot extend "forward of the rear foundation wall". Although it extends forward of the rear structure, it does not overlap the foundation wall. This fence is exactly like every end unit townhouse fence in Blooms Crossing. Director Corbin stated she went out and looked at this fence and she stated that she agrees with Mr. Moore.

MOTION: Director Corbin moved to approve Mr. Moore's appeal on his fence being attached to rear foundation as presently built.

SECOND: Director Kenny

VOTE: Unanimously passed

(2) Scuderimandel, 9447 Black Hawk Court: ACA 02-611:

They are appealing the decision in letter dated July 15, 2002 stating their stained fence redwood must be left natural with no paint or color stain. Clear wood protection or clear natural stain may be applied. The previous owner installed a fence rear of the property.

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Sections of this fence have been replaced. The fence shows several different colorings from new to worn because of this. Staining the fence with a redwood stain would unify the coloring. Several other units have redwood decks and fences. The neighbors have no objections to this item being done by signing original application. They have no intention of painting the fence.

MOTION: Director Corbin moved to allow the homeowners of 9447 Black Hawk Court to redwood stain their fence.

SECOND: Director Reynal

VOTE: Unanimously passed

V. Action Item List

<u>Item</u>	<u>Responsibility Party</u>	<u>Status</u>
Document Amendment	Board/CMC	In process
Reserve Study	CMC Engineering	Completed*
Tree Pruning	Byron Landscapes	Cheryl Kenny
Builder Assessment	CMC/MP	Resolved
Amenities Study	Board/Committee	In process
Flag/flagpole (behind sign and landscaping).	CMC	In process

A Reserve Study for Blooms Crossing Owners Association was prepared by Mario B. "Ben" Ginnetti, PRA, RS, P.E. and Ron Kirby, Jr., Associate. They presented a five-year cost projection and Table of Repair & Replacement Reserves. They are recommending that \$31,000 be placed in Reserve Contribution for next 30 years. The Directors felt that this should be increased to \$37,000. This information will be distributed at the September 24 annual meeting.

VI. Contract: Pruning of Trees:

MOTION: Director Conner moved to accept contract with J. Byron Landscaping for pruning and installation of 20 trees at a cost not to exceed \$5,470.

SECOND: Director Reynal

VOTE: Unanimously passed

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Response sent out to citizens regarding purchase of land from city and possible increase in HOA fees. There were 158 yes votes and 103 no votes.

The Director of Parks & Recreation will be at the next Blooms Crossing Owners Association meeting to present a survey on public use land at intersection of Manassas Drive and Carondelet.

Budget: Draft copy presented. Miller & Smith will have to pay assessments the same as any other developer. Landscaping increased because of Primrose development. Newsletter expense increased to \$4,000. Add line to budget: advertising income because of web page advertising. Add fees for web page in amount of \$1200.

Agenda for September 23 Meeting:

Director Corbin will draft an agenda and e-mail to all Board members for approval or additional items. The Board appoints ARB members. Transition of ARB Board will be agenda item. The time and place for ARB meetings will change after December 2002.

ARB Member:

MOTION: Director Kenny moved to appoint Ruthie Tyre, Silver Meteor Court, to ARB to replace Tom Yanoti.

SECOND: Director Corbin

VOTE: Unanimously passed

Director Corbin will bring a landscaping proposal for area behind 9172 Matthew Drive and area at Arnie Court and Manassas Drive that does not have grass.

The Board would like to get legal opinion on encroachment dealing with continued use of Blooms Crossing Owners Association property by private party.

VII. Closed Meeting

There was not a need for a Closed Meeting.

VIII. Adjournment at 5:25 pm:

The Chairperson adjourned the meeting at 5:25 pm.

Brett Shorter, President