

BLOOMS CROSSING OWNERS ASSOCIATION
Minutes – September 13, 2007
Cougar Elementary School

Board Members Present: Sharon Corbin, President
Michael Pierce, Treasurer
Gregory Ferguson, Secretary
Jesse Ludvigsen, Director

Others Present: Kim Boseman-Puterio , CMC
Chris Falwell, CMC
Krystle Mulligan, Recording Secretary

CALL TO ORDER

Ms. Corbin called the meeting to order at 7:03 PM.

ARCHITECTURAL ISSUES

Hearings

Several homeowners were present for hearings and given an opportunity to address the Board. The Board considered and acted upon each architectural hearing brought before them. Hearing cover sheets were completed and attached to each application and returned to CMC for processing.

The Board requested that management send a lease letter to all offsite addresses and give them a 30 day window to comply by providing a copy of the lease.

Technical Application Approvals

Ms. Boseman-Puterio presented the Board with a number of applications for technical approval. The Board considered and acted upon all of the technical approvals brought before them. Decision sheets were completed and attached to each application and returned to CMC for processing.

APPROVAL OF MINUTES

Mr. Ferguson **MOVED** to approve the minutes of the August 9, 2007 Board meeting as written. The motion was **SECONDED** by Ms. Corbin and **PASSED** unanimously.

MATTERS FOR BOARD DECISION

Financials

Ms. Boseman-Puterio informed the Board that two CDs were coming due in October, and presented Management's recommendation.

Mr. Ferguson **MOVED** to cash in the mature CD at Mercantile Bank and purchase a new CD at Acacia for 6 months at a rate of 5.08%, and to cash in the maturing CD at Alliance and

purchase a new CD at First Associations Bank for two years at a rate of 5%. The motion was **SECONDED** by Ms. Corbin and **PASSED** unanimously.

Void & Recapture

Mr. Ferguson **MOVED** to authorize CMC to write off and void checks for overpayments on 9 accounts totaling \$164.67. The motion was **SECONDED** by Ms. Corbin and **PASSED** unanimously.

Legal Counsel

Ms. Corbin **MOVED** to remain with Pia & Dave Mercer as they are leaving their current firm, but to get bids for new legal counsel. The motion was **SECONDED** by Mr. Ludvigsen and **PASSED** unanimously.

Reserve Study

Ms. Corbin **MOVED** to contract Ron Kirby, Jr. to perform a reserve study in the community at a cost of \$2,000. The motion was **SECONDED** by Mr. Ludvigsen and **PASSED** 3-1, with Mr. Ferguson opposed.

Correspondence

The Board reviewed correspondence from a homeowner. They directed Management to respond to the letter, letting the homeowner know they would take it under advisement.

Voting Privileges

Mr. Ferguson **MOVED** to suspend the voting privileges at the annual meeting if an owner is 60 days delinquent or at 2nd letter covenants violation status prior to September 13, 2007, for a period of 60 days. The motion was **SECONDED** by Ms. Corbin and **PASSED** unanimously.

ADJOURNMENT

Ms. Corbin **MOVED** to adjourn the meeting at 8:59 PM. The motion was **SECONDED** Mr. Ferguson and **PASSED** unanimously (4-0).

Respectfully Submitted By:

Attested By:

Krystle Mulligan
Recording Secretary

Greg Ferguson
Secretary of the Board