

BLOOMS CROSSING OWNERS ASSOCIATION
Annual Meeting Minutes – November 8, 2007
Cougar Elementary School

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

Board Members Absent: Gregory Ferguson, Secretary

Others Present: Chris Falwell, CMC
Heather Graham, CMC
Pia Trigiani, Legal Counsel
Jaime Valentine, Recording Secretary

CALL TO ORDER

Ms. Corbin called the meeting to order at 7:04 PM and certified that quorum was met.

INTRODUCTION OF CANDIDATES

Ms. Corbin noted that there were three positions to be filled on the Board of Directors and four individuals had previously declared their candidacy: Jessica Azzarano, Gregory Ferguson, Robert Paullin, and Tom Reidy. Each candidate was given a chance to speak. Two owners volunteered to serve as inspectors of election and assisted CMC in collecting the ballots and tallying the votes.

PRESIDENT'S REPORT

Ms. Corbin noted that the responsibility for maintenance of the storm water pond has been turned over to the city and there will be no Board meeting in the month of December.

TREASURER'S REPORT

Mr. Pierce gave a brief update on the financial status of the Association. There will be a 5% increase in assessments, bringing the monthly fee to \$24.15 per unit. The increase is mainly due to the cost of tree removal/replacement, covenants enforcement, and storm pond maintenance.

RESIDENT FORUM

Homeowners were given a chance to voice questions, complaints, and suggestions to the Board and Management. Topics discussed included the cost and process of covenants enforcement and snow removal.

COMMITTEE REPORTS

Neighborhood Watch

Committee Chair Jean Dellinger gave a brief presentation about the Committee's activities and goals. Ms. Dellinger also reported that Community Resource Officer Matt Fallon is the Association's new liaison with the Manassas Park Police Department.

Newsletter

Ms. Corbin reported that Mr. Noel Montesa produces the newsletter on his own and is always looking for volunteers.

RAFFLE

Two drawings were held as advertised. The winners present at the meeting were Bob and Mary Paullin. The winning proxy card drawn was John and Cindy Flynn.

ELECTION RESULTS

Jessica Azzarano, Gregory Ferguson, and Robert Paullin were each elected to serve three year terms on the Board of Directors beginning in January 2008.

ADJOURNMENT

There being no further business, the meeting was adjourned by unanimous consent at 8:07 PM.

Respectfully Submitted By:

Attested By:

Jaime Valentine
Recording Secretary

Greg Ferguson
Secretary of the Board