

**BLOOMS CROSSING OWNERS ASSOCIATION**  
**Minutes – April 10, 2008**  
**Cougar Elementary School**

**Board Members Present:** Sharon Corbin, President  
Gregory Ferguson, Vice President  
Jessica Azzarano, Secretary

**Others Present:** Chris Falwell, CMC  
Heather Graham, CMC  
Jaime Valentine, Recording Secretary

**CALL TO ORDER**

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

**ARCHITECTURAL ISSUES**

*Hearings*

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

**APPROVAL OF MINUTES**

Ms. Azzarano **MOVED** to approve the minutes of the March 13, 2008 Board meeting as amended. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

**ELECTRONIC VOTE**

Let the record reflect that the Board unanimously approved cleaning of the parking lot via electronic vote between the March and April Board meetings.

**NEW BUSINESS**

*Painting*

The Board directed Management to get bids for repainting the parking space numbers and fire lanes.

*Landscaping*

The Board directed Management to have the landscaper remove all stakes from the area between Primrose and the townhouses. The Board directed Management to have the landscaper mulch the eleven trees between East Carondelet and 7-11 if the cost is under \$500 and to obtain competitive bids if the cost exceeds \$500. Management will also ask the landscaper for a credit as he no longer has to mow the dry ponds but that work was included in the original contract.

## MATTERS FOR BOARD DECISION

### *Ponds*

The Board directed Management to contact legal counsel to determine the Association's options.

### *Cynthia Tree Installation Proposal*

Mr. Ferguson **MOVED** to approve the proposal from Palmer's Property Maintenance at a cost of \$302. The motion was **SECONDED** by Ms. Azzarano and **PASSED** unanimously.

### *Palmer's Property Maintenance Tree Removal Plan*

Mr. Ferguson **MOVED** to approve the proposal contingent on the use of Care of Trees or Thrive at a cost not to exceed \$1,500. The motion was **SECONDED** by Ms. Azzarano and **PASSED** unanimously.

After the one time maintenance is performed, the Board will consider a contract with an arborist for ongoing tree maintenance.

### *Payment Plan Request*

Ms. Azzarano **MOVED** to approve the payment plan with a \$250 down payment and monthly payments of \$40 in addition to the regular monthly dues contingent upon legal fees amounting to less than \$40 per month; the payment plan will be reevaluated in 12 months and is null and void if the owner misses one payment. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

### *Architectural Issues*

The Board considered and acted upon one technical approval and one appeal that were brought before them. A decision sheet was completed for each, attached to the application and returned to CMC for processing.

### *Owner Correspondence*

The Board directed Management to have the debris behind 9200 Arnie Court removed by Palmer's Property Maintenance and to notify the owner.

### *Entrance Lights*

The Board directed Management to obtain proposals for LED type lights at the entrance.

## ADJOURNMENT

Mr. Ferguson **MOVED** to adjourn the meeting at 8:52 PM. The motion was **SECONDED** Ms. Azzarano and **PASSED** unanimously.

Respectfully Submitted By:

Attested By:

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Jaime Valentine  
Recording Secretary

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Jessica Azzarano  
Secretary of the Board