

BLOOMS CROSSING OWNERS ASSOCIATION
Minutes – March 13, 2008
Cougar Elementary School

Board Members Present: Sharon Corbin, President
Gregory Ferguson, Vice President
Jessica Azzarano, Secretary
Tom Reidy, Treasurer
Robert Paullin, Director

Others Present: Chris Falwell, CMC
Jaime Valentine, Recording Secretary

CALL TO ORDER

Ms. Corbin called the meeting to order at 6:53 PM.

APPROVAL OF MINUTES

Ms. Azzarano **MOVED** to approve the minutes of the February 14, 2008 Board meeting as written. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Ms. Azzarano **MOVED** to approve the minutes of the February 28, 2008 Board meeting as amended. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

NEW BUSINESS

Annual Meeting Expenses

The Board discussed whether or not Management was authorized to offer assessment waivers as an incentive for quorum at the 2007 Annual Meeting.

Ms. Azzarano **MOVED** not to change the budgeted amount for annual meeting expenses and to allow it to go over \$600. The motion was **SECONDED** by Mr. Paullin and **PASSED** with 4 in favor and 1 opposed (Mr. Ferguson).

ARCHITECTURAL ISSUES

Hearing

One homeowner was present for a hearing 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.

MATTERS FOR BOARD DECISION

Tree Removal Proposal

Mr. Ferguson **MOVED** to approve both tree removal proposals from Palmer and to hold off on the tree replacement. The motion was **SECONDED** by Ms. Azzarano and **PASSED** unanimously.

Summer Annuals

Ms. Azzarano **MOVED** to approve the proposal for summer annuals in all locations and to spread them into the new beds as well. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Architectural Hearings

The Board considered and acted upon ten hearings 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 send a letter to an upset owner who contacted Management with many questions. The owner should be invited to speak for 15 minutes at the next Board meeting as his concerns should be addressed through the Board and not Management.

Ponds

The Board directed Management to send a letter to the city inviting them to the next Board meeting to discuss their outstanding balance. The city still owes the Association for past maintenance of the ponds.

Architectural Appeals

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

Fee Waiver Request

Ms. Azzarano **MOVED** to approve the fee waiver request. The motion was **SECONDED** by Mr. Paullin and **PASSED** unanimously.

Due Process

Ms. Azzarano **MOVED** that the first letter sent in the due process procedure will not be mailed certified, a certified letter will be mailed after 60 days, and the account will be sent to the attorney after 90 days effective May 1, 2008. The motion was **SECONDED** by Mr. Paullin and **PASSED** unanimously.

Payment Plan Request

The Board unanimously agreed to accept an owner's payment plan proposal to pay \$15 per month in addition to regular monthly dues. The first payment is due February 1 and if one payment is late, the payment plan agreement will be null.

ADJOURNMENT

Mr. Ferguson **MOVED** to adjourn the meeting at 8:57 PM. The motion was **SECONDED** Mr. Reidy and **PASSED** unanimously.

Respectfully Submitted By:

Attested By:

Jaime Valentine
Recording Secretary

Jessica Azzarano
Secretary of the Board