

BLOOMS CROSSING OWNERS ASSOCIATION
Minutes – August 14, 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 6:50 PM.

APPROVAL OF MINUTES

Ms. Corbin **MOVED** to approve the minutes of the July 10, 2008 Board meeting as written. The motion was **SECONDED** by Mr. Paullin and **PASSED** with three in favor and two abstentions (Mr. Ferguson and Ms. Azzarano).

ARCHITECTURAL ISSUES

Hearings

A number of hearings were conducted without homeowners present. 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.

Request for Damage Coverage

The Board unanimously denied a request from a homeowner to cover damages resulting from a fallen tree.

Late Fee Waiver Request

Ms. Azzarano **MOVED** to waive \$70 in late fees and certified letter charges. The motion was **SECONDED** by Mr. Paullin and **PASSED** with four in favor and one abstention (Mr. Reidy).

GUEST PRESENTATION

Mr. Austin Haynes and several coworkers attended the meeting to discuss rebuilding Birmingham Drive in order to provide a gated emergency route for school buses. A decision by the Board is not needed for the next twelve to fourteen months. The Board would like Mr. Haynes to attend the annual meeting.

MATTERS FOR BOARD DECISION

Request for Waiver of Fines

A homeowner was present and requested the Board waive \$900 in architectural fines.

Ms. Azzarano **MOVED** to deny the waiver request but offer a payment plan of \$75 per month in addition to regular monthly assessment with the full amount being due upon any default; the owner may counter-offer on the payment plan amount but any counter-offer must come back to the Board for approval. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Brokerage Firms

The Board directed Management to schedule Morgan Stanley and Smith Barney to make fifteen minute presentations at the next Board meeting.

Request for Block Party

The Board reviewed a request from an owner to host a block party. The Board approved the request upon several conditions, and directed Management to draft a letter and forward it to the Board for approval.

Request for Fall Yard Sale

Ms. Corbin will contact the homeowner who previously volunteered to coordinate community social events.

Write-Offs

Ms. Azzarano **MOVED** to approve all write-offs as recommended by the Association's collections attorney except for one. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

ADJOURNMENT

Ms. Corbin **MOVED** to adjourn the meeting at 8:17 PM. The motion was **SECONDED** Mr. Ferguson and **PASSED** unanimously.

Respectfully Submitted By:

Attested By:

Jaime Valentine
Recording Secretary

Jessica Azzarano
Secretary of the Board