

BLOOMS CROSSING OWNERS ASSOCIATION
Minutes – June 11, 2009
Cougar Elementary School

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

Others Present: Sherry Rickard, CMC
Hilary Lape, CMC
Jaime Valentine, Recording Secretary

CALL TO ORDER

Ms. Corbin called the meeting to order at 7:02 PM.

MATTERS FOR BOARD DECISION

Bad Debt Write Off – Account #214-6810

Ms. Azzarano **MOVED** to file a civil suit. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Bad Debt Write Off – Account #285-0368

Ms. Azzarano **MOVED** to file a civil suit. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Bad Debt Write Off – Account #209-1596

The Board directed Management to verify that the account has a zero balance.

Bad Debt Write Off – Account #229-7251

Ms. Azzarano **MOVED** to accept a payment plan of \$100 per month in addition to monthly assessments with no further late fees or attorney action as long as payments are made; default will result in the entire amount being due. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Bad Debt Write Off – Account #302-9127

Ms. Azzarano **MOVED** to write off the amount due. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Bad Debt Write Off – Account #303-1911

Ms. Azzarano **MOVED** to write off the amount due. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Bad Debt Write Off – Account #187-1694

The Board directed Management to determine whether or not the violation existed when the property was purchased.

Bad Debt Write Off – Account #287-9776

Ms. Azzarano **MOVED** to write off the balance due. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Bad Debt Write Off – Account #293-2011

Ms. Azzarano **MOVED** to write off the balance due. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Bad Debt Write Off – Account #275-6048

Ms. Azzarano **MOVED** to deny the request to waive \$900 in fees. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Bad Debt Write Off – Account #204-9564

Mr. Ferguson **MOVED** to accept a payment plan of \$25 per month in addition to monthly assessments with no further late fees or attorney action and waive \$100 in fees as long as payments are made; default will result in the entire amount being due. The motion was **SECONDED** by Ms. Corbin and **PASSED** unanimously.

Bad Debt Write Off – Account #187-2583

The Board directed Management to verify what the violation is that resulted in the fine.

Bad Debt Write Off – Account #286-9757

Ms. Azzarano **MOVED** to file a civil suit. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Bad Debt Write Off – Account #293-5801

The Board directed Management to clarify with legal counsel, as they are recommending the Board write off more than the owner owes.

Homeowner Request – Account #203-2678

Mr. Ferguson **MOVED** to grant the request to waive the \$40 NSF fee and the \$15 balance. The motion was **SECONDED** by Ms. Azzarano and **PASSED** unanimously.

The Board requested that CMC reimburse Blooms Crossing for the \$40 NSF fee. Ms. Rickard did not have the authority to grant the request, but will present it to upper management.

Homeowner Request – Account #244-5689

Ms. Azzarano **MOVED** to accept the payment plan with no further late fees or attorney action as long as payments are made; default will result in the entire amount being due. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

APPROVAL OF MINUTES

Ms. Azzarano **MOVED** to approve the minutes of the May 14, 2009 Board meeting as written. The motion was **SECONDED** by Mr. Paullin and **PASSED** unanimously.

MATTERS FOR BOARD DECISION

Administrative Resolution #2

Mr. Ferguson **MOVED** to rescind Administrative Resolution #2. The motion was **SECONDED** by Ms. Azzarano and **PASSED** unanimously.

Tree Removal Proposals

Mr. Ferguson **MOVED** to approve the tree removal proposals. The motion was **SECONDED** by Ms. Azzarano and **PASSED** unanimously.

MATTERS FOR BOARD INFORMATION

Management Report

The Board received the management report. Ms. Rickard will add the contracts, investments, etc. to the administrative calendar and convert it to a Word format per the Board's request.

ADJOURNMENT

Ms. Corbin **MOVED** to adjourn the meeting at 8:12 PM. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Respectfully Submitted By:

Attested By:

Jaime Valentine
Recording Secretary

Jessica Azzarano
Secretary of the Board