

**BLOOMS CROSSING OWNERS ASSOCIATION**  
**Minutes – February 12, 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:** Chris Falwell, CMC  
Jaime Valentine, Recording Secretary

**CALL TO ORDER**

Ms. Corbin called the meeting to order at 6:05 PM.

**MANAGEMENT CONTRACT**

Heather Graham and Nick Mazzarella from CMC discussed the management contract with the Board.

**ARCHITECTURAL ISSUES**

*Hearings*

A homeowner was present for a hearing.

Ms. Azzarano **MOVED** to approve a payment plan of \$300 due before March 15 with subsequent payments of \$100 per month in addition to the regular monthly assessment with the full balance coming due if one payment is missed. The motion was **SECONDED** by Mr. Paullin and **PASSED** unanimously.

**GUEST SPEAKER**

Kathy Gammell, the Director of Public Works for Manassas Park, discussed the Joshua Court water pump station installation with the Board, including an easement that would be requested from Blooms Crossing. No residents attended.

**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.

**DELINQUENCY REPORT**

Ms. Azzarano **MOVED** to write off \$103.40 on a foreclosed property contingent on the account not being at the attorney. The motion was **SECONDED** by Mr. Paullin and **PASSED** unanimously.

Ms. Azzarano **MOVED** to write off \$25.00 on a property in bankruptcy contingent on the account not being at the attorney. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

### **APPROVAL OF MINUTES**

Ms. Azzarano **MOVED** to approve the minutes of the January 8, 2009 Board meeting as written. The motion was **SECONDED** by Mr. Reidy and **PASSED** with 4 in favor and 1 abstention (Ms. Corbin).

Let the record reflect that Management will advise the Board via e-mail about the validity of a monetary penalty. The information was requested at the January Board meeting.

### **MATTERS FOR BOARD DECISION**

#### *Selection of Auditor*

Ms. Corbin **MOVED** to approve the proposal from Ahlberg & Company for preparation of the 2008 audit. The motion was **SECONDED** by Mr. Paullin and **PASSED** unanimously.

#### *Management Contract*

The Board scheduled a meeting for Wednesday, February 17, 2009 at 7 PM to discuss the management contract without Management present.

#### *Set Up Fees*

The Board directed Management to draft a resolution to charge back owners for account set up fees. The fees are currently charged to the Association.

### **ADJOURNMENT**

Mr. Reidy **MOVED** to adjourn the meeting at 8:47 PM. The motion was **SECONDED** Ms. Corbin 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