

BLOOMS CROSSING OWNERS ASSOCIATION
Minutes – March 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: Heather Graham, CMC
Hilary Lape, CMC
Sherry Rickard, CMC
Jaime Valentine, Recording Secretary

CALL TO ORDER

Ms. Corbin called the meeting to order at 6:15 PM.

EXECUTIVE SESSION

Ms. Corbin **MOVED** to adjourn into Executive Session at 6:15 PM for the purpose of discussing the Management contract. The motion was **SECONDED** by Mr. Paullin and **PASSED** with 4 in favor and 1 opposed (Mr. Ferguson).

Ms. Corbin **MOVED** to reconvene in Open Session at 7:00 PM. The motion was **SECONDED** by Mr. Paullin and **PASSED** unanimously.

Let the record reflect that Ms. Azzarano joined the meeting at 7:00 PM and Ms. Graham left the meeting at 7:00 PM.

Management will review the delinquency report and provide a summary to the Board at the April meeting, which will include an explanation of why some accounts are listed as settled but still show a balance due.

APPROVAL OF MINUTES

Ms. Azzarano **MOVED** to approve the minutes of the February 12, 2009 Board meeting as amended. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Management will review the right of way easement request from NOVEC and obtain clarification of why they want a wider easement.

MATTERS FOR BOARD DECISION

Draft Homeowner Charge Back Resolution

The draft resolution was sent to legal counsel but was not returned to Management prior to the Board meeting. The resolution will be provided at the April Board meeting.

Tree Removal Proposals

Management reviewed three proposals for tree removal. One of the contractors could not find all of the trees on the list. The Board noted that several of the street addresses on the list do not exist. Management will double check the addresses and also make note of which trees are located in tree save areas and which are located in landscaped areas.

Mr. Reidy **MOVED** to table the tree removal proposals until further information was received. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

NEW BUSINESS

Next Board Meeting

Ms. Rickard stated that Cougar Elementary will be on spring break April 9, the date for the next regular Board meeting. The Board directed Management to determine if the school will be open that day and if not, to contact General's Ridge Golf Course about holding the meeting there.

Architectural Issues

The Board directed Management to let them know before the next meeting how many hearings need to be done. Once they have the information, the Board will determine how many to review at the April meeting. The Board directed Management to find out if inspections were performed during the snow storm on March 3 and to reference which policy homeowners are in violation of in the letters that are sent out.

ADJOURNMENT

Mr. Ferguson **MOVED** to adjourn the meeting at 7:50 PM. The motion was **SECONDED** Ms. Corbin and **PASSED** unanimously.

Respectfully Submitted By:

Attested By:

Jaime Valentine
Recording Secretary

Jessica Azzarano
Secretary of the Board