

BLOOMS CROSSING OWNERS ASSOCIATION
Minutes – August 13, 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
Jaime Valentine, Recording Secretary

CALL TO ORDER

Ms. Corbin called the meeting to order at 7:03 PM.

APPROVAL OF AGENDA

Ms. Corbin **MOVED** to move the architectural hearings to the top of the agenda. The motion was **SECONDED** by Mr. Paullin and **PASSED** unanimously.

EXECUTIVE SESSION

Ms. Corbin **MOVED** to recess into Executive Session to discuss legal matters at 7:03 PM. The motion was **SECONDED** by Mr. Paullin and **PASSED** unanimously.

Ms. Azzarano **MOVED** to reconvene in Open Session at 8:20 PM. The motion was **SECONDED** by Mr. Reidy and **PASSED** unanimously.

ACTION FROM EXECUTIVE SESSION

Architectural Hearing – Account #334-9399
No action was taken as the matter has been corrected.

Architectural Hearing – Account #325-9120
Ms. Azzarano **MOVED** to give the owner 15 days to correct the violation and then assess \$10 per day. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Architectural Appeal – Account #330-4509
Ms. Azzarano **MOVED** to deny the appeal and stipulate that the contract states the fence is vinyl. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Architectural Hearing – Account #187-2635
Ms. Azzarano **MOVED** to give the owner 30 days to correct the violation and then assess \$10 per day. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Architectural Hearing – Account #292-5963

No action was taken as the matter has been corrected.

Architectural Hearing – Account #208-3300

Ms. Azzarano **MOVED** to give the owner 15 days to provide the application. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Architectural Hearing – Account #187-3184

No action was taken as the matter has been corrected.

Architectural Hearing – Account #186-9978

No action was taken as the matter has been corrected.

Architectural Hearing – Account #286-5764

No action was taken as the matter has been corrected.

Architectural Hearing – Account #280-2675

Ms. Azzarano **MOVED** to give the owner 30 days to correct the violation and then assess \$10 per day. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Architectural Hearing – Account #341-8958

No action was taken as the matter has been corrected.

Architectural Hearing – Account #186-6955

Ms. Azzarano **MOVED** to give the owner 30 days to correct the violation and then assess \$10 per day. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Architectural Hearing – Account #204-9519

Ms. Azzarano **MOVED** to give the owner 7 days to correct the violation and then assess \$10 per day. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Architectural Hearing – Account #221-8939

Ms. Azzarano **MOVED** to give the owner 30 days to correct the violation and then assess \$10 per day. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

The Board directed Management to provide a draft resolution to address habitual violations.

Delinquent Account #209-1596

Ms. Azzarano **MOVED** to waive all fees. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Delinquent Account #187-1694

Ms. Azzarano **MOVED** to offer the homeowner a \$450 settlement. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Delinquent Account #187-2583

The Board directed Management to verify what the payment of \$615.88 was with legal.

Delinquent Account #293-5801

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

Let the record reflect that Mr. Reidy arrived at 7:40 PM.

Delinquent Account #333-8339

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

Delinquent Account #208-8622

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

Delinquent Account #315-9398

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

Delinquent Account #307-9517

Ms. Azzarano **MOVED** to hire a private investigator. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Delinquent Account #235-3616

Ms. Azzarano **MOVED** to hire a private investigator. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Delinquent Account #187-2855

Ms. Azzarano **MOVED** to accept a payment plan of \$100 per month in addition to the monthly dues 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.

Delinquent Account #302-4410

Ms. Azzarano **MOVED** to hire a private investigator. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Delinquent Account #274-8360

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

Delinquent Account #289-7347

Ms. Azzarano **MOVED** to hire a private investigator. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Delinquent Account #287-9161

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

Management recommended that all accounts that go to foreclosure owing less than \$300 be written off automatically. The Board unanimously agreed.

Delinquent Account #333-7819

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

Delinquent Account #333-5853

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

Delinquent Account #309-2662

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

Delinquent Account #214-9244

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

Delinquent Account #328-3206

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

Delinquent Account #332-4437

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

Delinquent Account #275-6048

Ms. Corbin **MOVED** to deny the request for waiver. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

ARCHITECTURAL REPORT

Trampolines

Ms. Corbin **MOVED** to add to the guidelines that trampolines in good standing and in the rear of the yard do not require preapproval. The motion was **SECONDED** by Mr. Paullin and **PASSED** with 4 in favor and 1 opposed (Mr. Ferguson).

Wooden Swing Sets

Ms. Azzarano **MOVED** to add to the guidelines that wooden swing sets do not require preapproval if located in rear yard. The motion was **SECONDED** by Mr. Paullin and **PASSED** unanimously.

Landscape Edging

Ms. Corbin **MOVED** to remove "...or eight feet long" from the guidelines. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Grass Violations

Mr. Reidy **MOVED** to include color photos as part of documentation before mowing, send letters to homeowners when the grass reaches 8 inches, and to e-mail the Board when mowing takes place. The motion was **SECONDED** by Ms. Corbin and **PASSED** unanimously.

Account #186-8720

Ms. Azzarano **MOVED** to write off the \$50 violation charge and \$50 in late fees. The motion was **SECONDED** by Mr. Paullin and **PASSED** unanimously.

APPROVAL OF MINUTES

Ms. Azzarano **MOVED** to approve the minutes of the June 11, 2009 Board meeting as written. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

MATTERS FOR BOARD DECISION

Palmer's Property Maintenance

Mr. Ferguson **MOVED** approve items 1, 1A, 2, 3, 4 (best method), 5, 6, and 8 (best method). The motion was **SECONDED** by Ms. Azzarano and **PASSED** unanimously.

Regarding item 7, the Board directed Management to get a proposal for something other than Barberry shrubs.

Draft Audit

Approval of the audit was tabled until the next meeting. The Board directed Management to review why checks have been outstanding longer than 6 months, and to invite Ahlberg to attend the next meeting.

Worker's Compensation Insurance Coverage

Ms. Corbin will contact the current insurance agent to see what they can provide. The Board will wait until 2010 to purchase coverage so it can be budgeted for.

MATTERS FOR BOARD INFORMATION

Management & Financial Reports

Ms. Rickard reviewed the management report and the June financial and variance reports, which were provided in the Board package.

NEW BUSINESS

Management Contract

Mr. Ferguson **MOVED** to accept the management contract from Cardinal Management as reviewed and modified by legal counsel. The motion was **SECONDED** by Mr. Reidy and **PASSED** with 4 in favor and 1 opposed (Mr. Paullin).

ADJOURNMENT

Ms. Corbin **MOVED** to adjourn the meeting at 8:46 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 Board6