

BLOOMS CROSSING OWNERS ASSOCIATION
Minutes – May 14, 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 PM.

MATTERS FOR BOARD DECISION

Appeal of ARB Decision – Account #326-1309

The homeowners were present to appeal the ARB's decision to deny their fence application.

Mr. Paullin **MOVED** to grant the appeal. The motion was **SECONDED** by Ms. Azzarano and **PASSED** with 3 in favor, 1 opposed (Mr. Reidy) and 1 abstention (Mr. Ferguson).

Appeal of ARB Decision – Account #186-8746

The homeowner was present to appeal the ARB's decision to deny his garage door application.

Mr. Ferguson **MOVED** to grant the appeal. The motion was **SECONDED** by Ms. Azzarano and **PASSED** with 4 in favor and 1 abstention (Ms. Corbin).

NOVEC Easement Request

Ms. Corbin **MOVED** to approve the easement request with the boundaries properly marked at the physical location, a letter from the city stating they will restore the area after the work takes place, and that it must be underground. The motion was **SECONDED** by Ms. Azzarano and **PASSED** with 4 in favor and 1 opposed (Mr. Ferguson).

EXECUTIVE SESSION

Ms. Azzarano **MOVED** to recess into Executive Session to discuss legal matters at 7:39 PM. The motion was **SECONDED** by Mr. Paullin and **PASSED** unanimously.

Ms. Corbin **MOVED** to reconvene in Open Session to at 8:25 PM. The motion was **SECONDED** by Mr. Paullin and **PASSED** unanimously.

Waiver Request – Account #265-7671

Mr. Ferguson **MOVED** to deny the waiver request and direct the attorney to continue with legal action. The motion was **SECONDED** by Mr. Reidy and **PASSED** with 4 in favor and 1 opposed (Mr. Paullin).

Bad Debt Write Off – Account #187-1128

Mr. Reidy **MOVED** to write off the late fees but not the attorney's fees or technical application fee, and to release the lien once the fees are paid. The motion was **SECONDED** by Ms. Azzarano and **PASSED** unanimously.

Bad Debt Write Off – Account #284-6408

Ms. Azzarano **MOVED** not to file a civil suit. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Bad Debt Write Off – Account #235-7861

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

Bad Debt Write Off – Account #304-3093

The Board directed Management to ask the attorney if they can file a civil suit in Maryland and e-mail the Board with the response before the next meeting.

Bad Debt Write Off – Account #302-2700

Ms. Azzarano **MOVED** to write off \$131.52. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Bad Debt Write Off – Account #221-8339

Mr. Reidy **MOVED** to write off \$1,002.21. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Bad Debt Write Off – Account #239-2011

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

Bad Debt Write Off – Account #289-7376

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

Bad Debt Write Off – Account #293-1261

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

Bad Debt Write Off – Account #326-0229

Mr. Ferguson **MOVED** to write off \$305.06. The motion was **SECONDED** by Ms. Corbin and **PASSED** unanimously.

Bad Debt Write Off – Account #286-9799

Mr. Ferguson **MOVED** to write off \$136.80. The motion was **SECONDED** by Mr. Paullin and **PASSED** unanimously.

A letter was received from Account #285-0368 in December 2008 requesting a waiver of charges, but this account is not on the collections report. The Board directed Management to e-mail the letter to all Board members so action can be taken at the June Board meeting.

The Board directed Management to request that legal counsel provide an inflow and outflow report on a monthly basis.

APPROVAL OF MINUTES

Mr. Ferguson **MOVED** to approve the minutes of the April 9, 2009 Board meeting as written. The motion was **SECONDED** by Mr. Paullin and **PASSED** unanimously.

MATTERS FOR BOARD DECISION

Tree Removal Proposal

Mr. Paullin **MOVED** to approve the tree removal proposal from Palmer's Property Maintenance at a cost of \$20,000 with the cut trees to be left in the woods. The motion was **SECONDED** by Ms. Corbin and **PASSED** with 4 in favor and 1 opposed (Mr. Ferguson, as he wanted the debris removed and trees replanted).

Landscaping Proposals

The proposals were tabled until June. The Board directed Management to get a proposal to replace the tot line pine, renovate the turf on West Carondelet, ask for a plant material in place of Junipers and ask for an alternative to barberries. Management will also ask the landscaper to attend future Board meetings when he has proposals on the agenda.

MATTERS FOR BOARD INFORMATION

Management Report

The Board received the management report. Ms. Rickard is working on policy revisions with the ARB and they will be on the agenda for July. Ms Rickard has received a lot of calls about the newsletter. The Board agreed to do a July issue. Ms Rickard will send out an e-mail with article suggestions.

ADJOURNMENT

Mr. Ferguson **MOVED** to adjourn the meeting at 8:57 PM. The motion was **SECONDED** by Mr. Reidy and **PASSED** unanimously.

Respectfully Submitted By:

Attested By:

Jaime Valentine
Recording Secretary

Jessica Azzarano
Secretary of the Board3