

BLOOMS CROSSING OWNERS ASSOCIATION
Minutes – April 9, 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: Hilary Lape, CMC
Jaime Valentine, Recording Secretary

CALL TO ORDER

Ms. Corbin called the meeting to order at 7:06 PM.

EXECUTIVE SESSION

_____ moved to convene in Executive Session to discuss matters involving violations of the rules and legal counsel consultation. _____ seconded the motion which passed unanimously.

_____ moved to exit Executive Session. _____ seconded the motion which passed unanimously.

MATTERS FOR BOARD DECISION

Sanctions Hearing – Account #210-3730

Violation: The trash can is visible from the street (stored on side of the house). Please store your trash container out of open view. Hearing Results: Violation abated prior to hearing, no further action will be taken.

Sanctions Hearing – Account #331-4175

No hearing was held. Management was tasked with researching ownership of property and making change in C3 to reflect new owner and report back to Board at next meeting.

Request for Waiver of Charges

The Board directed Management to ask the homeowner of Account #265-7671 for a copy of the receipt for his repair work and not to charge a late fee this month. The Board will review this item again at the next Board meeting.

Let the record reflect that Mr. Ferguson joined the meeting at 7:19 PM.

Draft Homeowner Charge Back Resolution

In the opinion of legal counsel, the Association is not authorized to charge the new account set up fee back to new homeowners. The Board tabled further discussion on this item until the June Board meeting.

NOVEC Easement Request

NOVEC asked the Board to expand the current easement from 10 feet to 15 feet to allow for a needed separation between the old power lines and the new power lines.

Mr. Paullin **MOVED** to approve the easement with the attorney's recommended changes. The motion was **SECONDED** by Ms. Azzarano and **PASSED** with 4 in favor and 1 opposed (Mr. Ferguson).

Mr. Reidy **MOVED** to make the approval of the easement agreement conditional upon NOVEC paying the associated attorney's fees incurred by Blooms Crossing. The motion was **SECONDED** by Mr. Ferguson and **PASSED** with 3 in favor and 2 opposed (Ms. Azzarano and Ms. Corbin).

Ms. Azzarano **MOVED** to rescind the previous motion and to ask NOVEC to reimburse the attorney's fees as opposed to making approval of the easement conditional upon reimbursement. The motion was **SECONDED** by Ms. Corbin and **PASSED** with 3 in favor and 2 opposed (Mr. Ferguson and Mr. Paullin).

Contesting Foreclosure

Ms. Azzarano **MOVED** not to contest the sale of the property account #293-5801. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

Bad Debt Write Off

Ms. Corbin **MOVED** to write off Accounts #314-0734 - \$396.42; 249-8610 - \$297.24; 204-9467 - \$261.81; 304-1367 - \$301.51; 327-9233\$136.17; 210-3170 - \$187.44; 327-0060 - \$390.17; 186-8801 - \$106.95; 285-5787 - \$562.86; 270-0447 - \$190.51; 209-2362 - 432.36; 187-3605 - \$23.10; 187-0116 - \$424.31; 290-0603 - \$220.82; 322-0104 - \$337.01; 195-8928 - \$178.21; 300-1967 - \$554.88; 308-0085 - \$296.21; 285-6650 - \$156.60; 286-8046 - \$349.21; 300-4744 - \$171.31; 295-2091 - \$264.32; 322-1129 - \$316.07; 303-7290 - \$56.20; 288-8220 - \$69.90; 308-3354 - \$196.38; 304-5871 - \$236.14; 307-6581 - \$360.12; and 259-3308 - \$136.80. The motion was **SECONDED** by Mr. Reidy and **PASSED** unanimously.

APPROVAL OF MINUTES

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

MATTERS FOR BOARD DECISION

Sweeping Proposal

Ms. Azzarano **MOVED** to approve the proposal from Palmer's Property Maintenance to sweep the townhome lots. The motion was **SECONDED** by Ms. Corbin and **PASSED** unanimously.

The Board directed Management to ask Palmer's to get rid of the uprooted tree by the tot lot, remove the tree stakes by the townhouses on Primrose, and find out when the fertilizer will go down and what will be done about the dead grass in the rain garden area.

MATTERS FOR BOARD INFORMATION

Management Report

The Board received the management report.

Financial Report

The Board received the financials from February 2009. Ms. Lape reviewed the financials. The Board directed Management to obtain the status of the audit.

ADJOURNMENT

Ms. Azzarano **MOVED** to adjourn the meeting at 7:52 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