

BLOOMS CROSSING OWNERS ASSOCIATION
Minutes – May 20, 2010
Cougar Elementary School

Board Members Present: Sharon Corbin, President
Greg Ferguson, Vice President
Tom Reidy, Treasurer
Stacy Leamer, Director
Cyndi Wichelt, Director

Others Present: Jonathan Sucher, Cardinal Management
Jaime Valentine, Recording Secretary

Residents Present: Tara Cunningham, 9215 Cynthia Street
Al Durr, 9314 Brandon Street
Lester Leamer, 9312 Joshua Court

CALL TO ORDER

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

OPEN FORUM

Several residents were present and were given an opportunity to address the Board with questions and concerns. Topics discussed included fallen trees and homeowner versus Association responsibilities.

The Board asked the Communications Committee to work on an article for the newsletter regarding homeowner versus Association responsibilities. The Board directed Management to have Palmer's survey the property for eroded areas and ask if Palmer's would recommend having another arborist survey the property. The Board directed Management to provide a draft resolution for the next Board meeting addressing responsibility for fallen trees.

APPROVAL OF MINUTES

Mr. Ferguson **MOVED** to approve the minutes of the April 15, 2010 Board Meeting as presented. The motion was **SECONDED** by Mr. Reidy and **PASSED** unanimously.

COMMITTEE REPORTS

Communications Committee

Tara Cunningham reported that advertisements will be posted both in the newsletter and on the website for one price and everything should go through her. The Board requested that a note be added to the website stating that a copy of the Association budget is available by calling Management. The committee is looking into Google blasts to determine if they would be better than e-mail blasts through the website.

EXECUTIVE SESSION

Mr. Ferguson **MOVED** to recess into Executive Session to discuss legal matters at 7:42 PM. The motion was **SECONDED** by Mr. Reidy and **PASSED** unanimously.

Mr. Ferguson **MOVED** to reconvene in Open Session at 7:46 PM. The motion was **SECONDED** by Mr. Reidy and **PASSED** unanimously.

Mr. Ferguson **MOVED** to write off \$214.80 from account #3701 per the homeowner request. The motion was **SECONDED** by Mr. Reidy and **PASSED** unanimously.

MANAGEMENT REPORT

There was discussion about the violation process and annual inspections. The Board directed Management to draft a letter reminding residents about the website, the open position on the ARB, and information about when inspections will take place and what items will be focused on.

Apex has done a great job cleaning the storm water maintenance ponds. They provided a proposal for further work at a cost of \$82,000. The Board is meeting with the City on June 2nd to discuss the ponds, and tabled the proposal from Apex until the June Board meeting.

There is concrete damage in the parking lot. Management recommended patching it at a cost of roughly \$300 to \$400. The Board agreed.

There was discussion about several areas that Palmer's has not mowed. Management will follow up with them. In addition, Management will request a recommendation for level 2 mowing areas for next year. Level 2 areas would be mowed less often to save money.

EXECUTIVE SESSION

Mr. Ferguson **MOVED** to recess into Executive Session to discuss legal matters at 8:23 PM. The motion was **SECONDED** by Ms. Wichelt and **PASSED** unanimously.

Mr. Ferguson **MOVED** to reconvene in Open Session at 8:55 PM. The motion was **SECONDED** by Ms. Wichelt and **PASSED** unanimously.

ACTION FROM EXECUTIVE SESSION

Mr. Ferguson **MOVED** to take the following actions on delinquent accounts:

- Account #0832 – close and reconcile with Management.
- Account #3835 – get a recommendation from Chadwick
- Account #2903 – have Chadwick send a letter requesting \$250
- Account #1716 – have Chadwick update account
- Account #3619 – pursue asset investigation
- Account #2829 – close account and delete from report
- Account #0831 – have Chadwick update the account, write off \$150 after one more letter sent requesting funds
- Account #3104 – waive \$100 principal, all late fees, and approve a payment plan of \$25 in addition to the regular monthly assessment until the balance is paid

- Account #3102 – foreclosure assessment
- Account #4004 – write off \$271
- Account #2713 – write off \$100
- Account #1737 – write off \$900 undocumented violation fee
- Account #2802 – write off balance from 3/26 note with CMC
- Account #2312 – close account
- Account #0422 – close account
- Account #3017 – approve payment plan

The motion was **SECONDED** by Mr. Reidy and **PASSED** unanimously.

Mr. Ferguson **MOVED** to approve a homeowner request for an extension to repair a garage door from account #3425. The motion was **SECONDED** by Mr. Reidy and **PASSED** unanimously.

Ms. Corbin **MOVED** to deny the fence appeal; the fence can be repaired with like materials or conform to the guidelines. The motion was **SECONDED** by Mr. Ferguson and **PASSED** unanimously.

ADJOURNMENT

Mr. Reidy **MOVED** to adjourn the meeting at 8:58 PM. The motion was **SECONDED** by Ms. Leamer and **PASSED** unanimously.

Respectfully Submitted By:

Attested By:

Jaime Valentine
Recording Secretary

Tom Reidy
Secretary of the Board