

Bloomington Trails Homeowners Association, Inc.
Board Of Directors Meeting
March 24, 2004
Providence West Community Center
5417 Providence Road

Minutes

Call to Order: The meeting was called to order by Ricardo Nunez at 7:07 p.m.

- **Verify Quorum** - It was verified that a quorum was present -- Ricardo Nunez, president and Randy Groomwald, secretary. Pamela Pinner with McNeil Management was also present.
- **Confirmation of Proper Meeting Notice** – It was confirmed that notice was posted 48 hours in advance of the meeting.
- **Approval of Minutes** – Pamela Pinner read the minutes from the previous board meeting. Randy Groomwald moved to accept the minutes as read. Ricardo Nunez seconded. Unanimous vote. Motion carried.

Financials: Financials were reviewed.

- The bank account balance at February 29, 2004 was \$28,509.15 including cd's.
- The year to date variance report shows a negative net income of \$15,054.65. This is attributed to the fence installation along the western perimeter of the community. The expense was approved in 2003; however, the invoice was not paid until January 2004 and is an unbudgeted item in 2004.
- The delinquent accounts report was reviewed. Current delinquencies are \$2,907.71. Two owners are responsible for \$2,363.65 of this balance. These owner accounts are with the attorney.
- Ricardo Nunez moved to accept financials. Randy Groomwald seconded. Unanimous vote. Motion carried.

Unfinished Business

- The attorney memo to be sent to all Bloomington Trails north side owners was approved with two additions. McNeil Management will complete a second mailing to these owners and the Board of Directors will visit each home regarding this issue.
- Discussion regarding proposed document changes for fences, screens at front door, and bronze screens. The only change informally approved at this time is the fences. The board will give the owners one month to complete the grass roots effort regarding all screen items. Randy Groomwald and Ricardo Nunez will contact the owners currently in violation to determine their level of interest in polling the community.

New Business

- Reviewed notices report.
- The architectural alterations report was reviewed.
- Ricardo Nunez moved to proceed with Little Tikes bid for tot-lot kid timber. Randy Groomwald seconded. Unanimous vote. Motion carried. McNeil Management will receive firm price and email board.
- The landscape bids were distributed to each board member for review. Ricardo Nunez moved to send All American Lawn a thirty-day cancellation notice effective April 30, 2004, with the explanation that they may be re-hired on May 1, 2004, because a decision has not been made. Randy Groomwald seconded. Unanimous vote. Motion passed.
- Randy Groomwald moved to accept the pressure washing bid from Specialty Pressure Cleaning to clean the wall along Bloomington. Scott Williams indicated he had a friend that could turn in a bid. Ricardo

requested they wait for a vote and tabled further discussion. McNeil Management will receive this bid and email the board for a decision.

- Letter from owner regarding tree on what he felt was association property. The board requested management send a letter explaining land ownership.
- Ricardo Nunez mentioned that the board is missing one director. Rick Nigro has decided not to continue serving. He was thanked for his previous service. Ricardo Nunez moved to appoint Ralph Graves as a director. Randy Groomwald seconded. Motion carried.

Adjournment

- Ricardo Nunez moved to adjourn the meeting at 8:25 p.m. Seconded. Unanimous vote. Meeting adjourned. The next meeting will be determined and announced at a later date.