

Bloomington Trails Homeowners Association, Inc.
Board Of Directors Meeting
May 23, 2005
Providence West Community Center
5417 Providence Road

Minutes

Call to Order: The meeting was called to order by Ricardo Nunez at 7:13 p.m.

- **Verify Quorum** - It was verified that a quorum was present -- Ricardo Nunez, Ralph Graves and Randy Groomwald were present. McNeil Management was also present.
- **Confirmation of Proper Meeting Notice** – It was confirmed that the meeting notice was posted in a timely manner at least 48 hours in advance of the meeting.
- **Approval of Minutes** – Ricardo Nunez read the minutes from the previous board meeting. Ralph Graves moved to accept the minutes as read. Second and motion carried unanimously.

Election of Officers:

Randy Groomwald nominated Ricardo Nunez president. Second and carried unanimously.

Randy Groomwald nominated Ralph Graves Vice President/Treasurer. Second and carried unanimously.

Ricardo Nunez nominated Randy Groomwald Secretary. Second and carried unanimously.

Financials: Financials were reviewed.

- The bank account balance at April 30, 2005 is \$43,826.16 including cd's.
- The April income is \$6,996.41 with expenses of \$3,619.95.
- The year to date budget variance report shows a net income of \$10,482.68.
- The delinquent accounts report was reviewed. Current delinquencies are \$2,221.76. Ricardo Nunez moved to send delinquent accounts to the attorney for collection if they have not made contact or paid after the certified 30-day demand letter. Second and motion carried unanimously.
- Report filed for audit.

Unfinished Business

- Randy Groomwald will contact the attorney and discuss the interpretation of Tract A and ownership rights.

New Business

- Reviewed notices report.
- No architectural report for the month. Ricardo Nunez moved to nominate Scott Williams Architectural Committee Chair. Second and motion carried unanimously.
- Ricardo Nunez will contact Rob Irvin with Tree Investment re: meeting to discuss common area trees.
- Randy Groomwald moved to have management send a letter to 1403/1405/1407 Bloomington Trails and 1414/1416/1418 Trail Boss regarding illegal substance, illegal or suspicious activity, safety of children and pets. Second and motion carried unanimously.
- Next garage sale will occur in November.
- Randy Groomwald moved to change the community speed limit to 15 m.p.h. and authorize the purchase of replacement signs. Second and motion carried unanimously. Information will be in next newsletter.
- Ricardo Nunez mentioned installing video surveillance at gate. One estimate received. Management will provide additional companies to request proposals.
- Ricardo Nunez moved to re-key and lock the pedestrian gates with each lot receiving 2 free keys. Additional keys will be replacement cost. Second and motion carried unanimously.

Adjournment

- Ricardo Nunez moved to adjourn the meeting at 8:40 p.m. Second and meeting adjourned. The next meeting is scheduled for September 12, 2005, at 7:00 p.m.

Secretary

Date Approved