

**Bloomington Trails Homeowners Association, Inc.**  
**Board Of Directors Meeting**  
**June 29, 2006**  
**Providence West Community Center**  
**5417 Providence Road**

**Minutes**

**Call to Order:** The Quarterly Meeting was called to order by Ricardo Nunez at 7:05 p.m.

- **Verify Quorum** - It was verified that a quorum was present – Ricardo Nunez, Ralph Graves and Carl Reid were present. McNeil Management, Mr. Douglas Pinner, 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. Notation was made of the incorrect date for this meeting, change from June 27<sup>th</sup> to June 29<sup>th</sup>, 2006.

**Financials:** Financials were reviewed.

- The bank account balance at May 31, 2006 is \$69,355.38 including cd's. The May net income is \$3,896.52 with total expense of \$2,476.69
- The year to date budget variance report shows a net income of \$16,558.50
- The board has invested \$9,853.01 in 13 month CD @ 4.0%, \$10,879.43 in a 24<sup>th</sup> month CD @ 3.3% and 10,879.43 in a 24 month CD @ 3.3%. A total of \$37,743.51 is currently in Colonial Checking as of May 31, 2006. Motion by Ricardo Nunez to move \$10,000 from the operating account to a 10 month CD @ 5.18% interest rate and 5.3% APR. Second and motion carried unanimously
- The delinquent accounts report was reviewed. Current delinquencies total \$1,130.74 as of June 29, 2006.  
Lien foreclosure regarding one homeowner has begun.

**Unfinished Business**

- Bloomington Trails Blvd. owners- property rights discussed
  - 1a. Ricardo Nunez moved not to sell the Tot Lot, as this is a luxury to the homeowners in the community for leisure activity and enjoyment. Second and motion carried unanimously.
    - b. Ricardo Nunez moved to discuss the Utility easement assessment in conjunction with Architectural president- Scott Williams and HOA attorney. Second and motion carried unanimously.
  2. Ricardo Nunez moved to hire two guys and a brush for pressure wash, painting of both sides of perimeter wall. Second and motion carried unanimously.
  3. Ricardo Nunez moved to install a galvanized post in front of tot lot with sign to read "Park open From Dawn until Dusk."

**New Business**

- Notices- Discussion of Commercial vehicles parking in street, with majority of notices centering around lawn maintenance and mail boxes. Reminders will continue to appear in Newsletter.
- Architectural Report- Ricardo Nunez moved to accept the approval of two landscape structures (outdoor sheds). Second and motion carried unanimously.  
Discussion regarding Outdoor generators led to the board and quorum members debating the stipulations of whether exterior modifications should be screened or remain in view. It was agreed upon to investigate modifying the supplemental guidelines to reflect Homeowners wishes. New architectural form is ready for primetime and available on the website.

- Insurance renewal for HOA was approved despite the 300% markup in premium totaling \$5,935.99. Policy consists of \$1,000,000 coverage in liability, property and includes D & O (Directors and Officers).
- Ricardo Nunez moved to contract with American Access Controls to revamp the electronic loop sensors outside the main gate. Approximate cost is \$480.00. Second and motion carried unanimously.
- Walking Trail around pond generated differing opinions, and Ricardo Nunez moved to keep this Item open until next meeting. Second and motion carried unanimously. A drawing will be prepared and cost estimates to be investigated.

The Community cleanup was a success.

- The Next yard sale scheduled for Saturday, August 26<sup>th</sup>, 2006.

### **Adjournment**

- Ricardo Nunez moved to adjourn the meeting at 8:40 p.m. while the members enjoyed the remaining minutes outside the community center. Second motion approved and meeting adjourned. The next quarterly board meeting in which budget issues will be discussed is scheduled For October 5<sup>th</sup>, 2006 at 7:00 p.m. at The Providence Community Center.

---

Secretary

Date Approved