

CARDINAL CREST HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
JANUARY 24, 2007

APPROVED

BOARD MEMBERS PRESENT

Robert Gudz            President  
Erik Wallace           Vice President  
George Vaughn        Treasurer

BOARD MEMBERS ABSENT

Ellen Butler           Secretary  
Ken Eggers            Member at Large

OTHER ATTENDEES

John Fitch            Community Manager, Cardinal Management Group, Inc.  
Meghan Watkins      Recording Secretary

**I.     CALL TO ORDER/VERIFICATION OF QUORUM**

Rob Gudz called the meeting to order at 7:36 p.m., and noted the presence of quorum.

**II.    APPROVAL OF MINUTES**

**Rob Gudz moved to approve the October 26, 2006 Board Meeting Minutes, George Vaughn seconded and the motion carried unanimously.**

**III.   COMMUNITY OPEN FORUM**

?? No issues discussed at this time

**IV.    OFFICERS REPORTS**

President– No Report  
Vice President– No Report  
Treasurer– No Report  
Secretary– No Report  
Member at Large– No Report

**V.     COMMITTEE REPORTS**

**ARB** – No Report

**Special Events** – The Board will discuss dates for the yard sale at the next meeting. Marni and Scott Miller volunteered to run the spring community yard sale.

**Landscaping** – No Report

**Recreation** – No Report

**Welcome Committee** – Marni Miller volunteered to be on the Welcoming Committee with Erik Wallace.

**Erik Wallace made and George Vaughn seconded a motion to enlist Marni Millers services for providing gift baskets to welcome new owners. Baskets are to cost \$25 each and**

**hereinafter will be provided to each new move in by the welcoming committee. The motion passed unanimously.**

**Neighborhood Watch** – The Chair distributed flyers for distribution to neighborhood watch participants indicating the date and location of the up coming seminar.

**Web Master** – No Report.

## **VI. MANAGEMENT REPORT**

### **A. Administrative**

?? Financials – Management will act on the reserve study and solicit bids. Management requested signatures for the Morgan Stanley Account. The Board reviewed the Independent Auditor’s Report. The Board noted that the report stated that the Auditor had not received past meeting minutes. John Fitch instructed that the Auditor’s had received the meeting minutes for their report. The Board decided to table acceptance of the auditor’s report until it was corrected to indicate that the Auditor has reviewed past meeting minutes.

?? Delinquency Status Report and Assessment Collection Status presented to the Board for discussion during executive session.

### **B. Contracts**

?? The Pro Grounds renewal was tabled until the next meeting. Management will ask the Palmer Representative to call the President.

### **C. Maintenance and Grounds**

?? None

### **D. Miscellaneous**

?? Management suggested the Associations insurance policy remain the same. Management will provide the master insurance policy via e-mail for renewal.

?? Read File – Management made the read file available for Board review.

## **VII. UNFINISHED BUSINESS**

The Board requested an electronic copy of the Home Based Business Resolution.

## **VIII. NEW BUSINESS**

No new business discussed.

## **IX. EXECUTIVE SESSION**

**Robert Gudz moved to exit regular session and enter into executive session at 7:54 p.m., to consult with the Associations Attorney on issues related to multi-family occupancy, and home based businesses, George Vaughn seconded and the motion passed unanimously.**

**Robert Gudz made a motion to exit executive session and reconvene regular session at 9:19 p.m., Erik Wallace seconded and the motion passed unanimously.**

**Rob Gudz made and Erik Wallace seconded a motion directing the Associations Attorney to compose a policy resolution regarding properly damaged caused by vandals. The motion passed unanimously.**

**Robert Gudz made and Erik Wallace seconded a motion instructing the Associations Attorney to provide a Lease Addendum Resolution. The motion passed unanimously.**

**X. ADJOURNMENT**

**Rob Gudz made a motion to adjourn the meeting at 9:41 p.m., George Vaughn seconded and the motion passed unanimously.**

Respectfully submitted,

  
Meghan Watkins, Recording Secretary

Approved   
Board President

Date: 2-28-07