

Cardinal Crest Homeowner's Association
Minutes of the Monthly Meeting
September 24, 2008
DRAFT

Board Members Present

Rob Gudz President
George Vaughn
Jimmy Wyrick
Scott Miller Member-At-Large

Management Attendees

None

I. Call to Order

President Gudz called the meeting to order at approximately 7:45pm.

II. Community Forum

1. ARB Violation hearing - 4021 Cardinal Crest – Fountain in Front Yard
 - i. Pearl & Phyllis Singh in presence.
 - ii. Phyllis spoke to Victoria Garner (from Cardinal Management) on or around July 9th.
 - iii. Phyllis claims she never got updated HOA ARB regulations and feels like she is being picked on with the grass and trash notice letters.
 - iv. Discussion participated by the Singhs and board
 - v. The following was the decision made by the board and verbally agreed to by the Singhs: Fountain needs to be removed by Monday, September 29th. If not, fine will be \$10 per day until it is removed. Letter informing them of this ruling, plus a copy of the updated ARB regulations will be sent via mail. Also, will include comment about things stored on the driveway overnight (kids toys and bags of mulch).
2. Daycare's in Community
 - i. Mr. Gudz reminded the Singhs that daycares are not allowed in the community per regulations. Licensing and permitting requirements are also required by the county and state. The Singhs noted they watch 2 children plus their 2 grandchildren. A comment was included about no daycares allowed in the community in the decision letter noted above.

II. Minutes

Minutes of the July 2008 meeting were approved by the Board.

Scott Miller motioned to approve the minutes of the July 2008 meeting as presented. George Vaughn seconded. Passed unanimously.

III. Committee Reports

1. Newsletter
 - i. Rob Gudz inquired with the board if a newsletter should go out. The Board thought it was a good idea. Rob will write an article from the President; an article about the change in our landscape service (including an option for homeowner's to have their lawn mowed for the season); an article about Neighborhood Watch; and a reminder encouraging involvement in the upcoming annual meeting. Scott Miller will write a short article reminding homeowners that daycares are not allowed in Cardinal Crest.
2. Webpage – No Update
3. Welcome
 - i. Scott Miller inquired if there was a move-in report available.
 - ii. Rob Gudz asked Scott to contact Cardinal Management for the move-in report.
4. Special Events: Annual Meeting - November 26 (reschedule to 11/19)
 - i. Rob Gudz noted the annual meeting will be at the Ferlazzo Building.
5. Architectural Review Board
 - i. Pending Applications- Status
 1. No update
 - ii. Result of Prince William County intervention in Lots with problem yards – grass, junk, etc.
 1. Rob Gudz talked through process and sited some examples
6. Neighborhood Watch - Report of events at 3992 Cardinal Crest Dr. on 8/28/08
 - i. Rob Gudz talked through events; Linda (attending community member) noted people were there yesterday.
 - ii. Rob Gudz suggested she call the police and “Break-In in progress” if she sees anyone at the house again.

IV. Officers Reports

None Provided

V. Management Report

None Provided

VI. Old Business

1. Paving Path to Bridge – select contractor & approve proposal
 - i. Rob Gudz will follow up with Victoria.

Scott Miller motioned to accept Brother's \$2500 bid with some clarifications to be made prior to final signature. George Vaughn seconded. Passed unanimously.

VII. New Business

1. Review proposals for Landscape Contract and select Contractor for 2009.

George Vaughn motioned to accept Springfield Nursery's Landscape Bid as presented. Rob Gudz seconded. Passed unanimously.

2. Brief discussion on newly submitted ARB request.

VIII. Executive Session

1. Approve delinquent accounts to send to Collection Agent.
 - i. Per agreement by all attending Board members, the following accounts will be sent to the designated collection agency (Wolf):
 1. Carl Bostic
 2. Strickland
 - ii. Rob Gudz will ask Cardinal Management to perform due diligence on all accounts written off in the past few years to identify if any of these accounts will be sent to the designated collection agency.

IX. Adjournment

Scott Miller motioned to adjourn the meeting at 9:10pm. Rob Gudz seconded. Passed unanimously.

Respectfully submitted,

Scott Miller

Scott Miller, Board Member-At-Large